

**CUU LONG PHARMACEUTICAL JOINT STOCK COMPANY**  
**CONSOLIDATED FINANCIAL STATEMENTS**

1st quarter of 2025



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April 2025

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**REPORT OF THE BOARD OF DIRECTORS**

The Board of Directors of Cuu Long Pharmaceutical Joint Stock Company (hereinafter called "the Company") presents this statement together with the consolidated financial statements for the 1st quarter of 2025.

**THE BOARD OF MANAGEMENT AND THE BOARD OF DIRECTORS**

**Board of Management**

|                      |          |
|----------------------|----------|
| Mr. Nguyen Van Sang  | Chairman |
| Ms. Bui Hong Hanh    | Member   |
| Mr. Nguyen Ninh Dung | Member   |
| Ms. Nguyen Ngoc Mai  | Member   |
| Mr. Pham Van Ngoc    | Member   |

**Board of Directors**

|                      |                         |
|----------------------|-------------------------|
| Mr. Nguyen Van Ban   | General Director        |
| Mr. Nguyen Trong Duc | Deputy General Director |

**RESPONSIBILITIES OF THE BOARD OF DIRECTORS**

The Board of Directors of the Company is responsible for preparing the consolidated financial statements to give a true and fair view of the financial position of the Company and of the results of its operations and its cash flows for the year in accordance with Vietnamese accounting standards, corporate accounting regimes and legal regulations related to the preparation and presentation of consolidated financial statements. In preparing these consolidated financial statements, the Board of Directors is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates reasonably and prudently;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the Consolidated Financial statements;
- Prepare the Consolidated Financial statements on going concern basis unless it is inappropriate to presume that the Company will continue in business; and
- Design and implement an effective internal control system for the purpose of properly preparing and presenting separate financial statements to minimize errors and frauds.

The Board of Directors is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the financial position of the Company and that the consolidated financial statements comply with Vietnamese accounting standards, corporate accounting regimes and legal regulations related to the preparation and presentation of consolidated financial statements. The Board of Directors is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Board of Directors confirms that the Company has complied with the above requirements in preparing the consolidated financial statements.

On behalf of The Board of Directors,

Nguyen Van Ban  
General Director

Vinh Long, 28 April 2025



## CONSOLIDATED BALANCE SHEET

As at 31 March 2025

Unit: VND

| ASSETS   | Code       | Note | 31 March 2025            | 1 January 2025           |
|--|------------|------|--------------------------|--------------------------|
| 1  | 2          | 3    | 4                        | 5                        |
| <b>A - CURRENT ASSETS</b>                      | <b>100</b> |      | <b>1.402.627.546.934</b> | <b>1.432.009.216.451</b> |
| I. Cash and cash equivalents                   | 110        | 4    | 14.685.834.444           | 51.068.879.639           |
| 1. Cash  | 111        |      | 14.685.834.444           | 51.068.879.639           |
| II. Short-term financial investments           | 120        | 5    | 221.795.000.000          | 214.795.000.000          |
| 1. Trading securities                          | 121        |      | 104.795.000.000          | 104.795.000.000          |
| 2. Held-to-maturity investments                | 123        |      | 117.000.000.000          | 110.000.000.000          |
| III. Short-term receivables                    | 130        |      | 778.211.823.798          | 773.563.090.580          |
| 1. Short-term trade receivables                | 131        | 6    | 356.162.952.156          | 326.764.738.221          |
| 2. Short-term prepayments to suppliers         | 132        | 7    | 36.180.193.192           | 81.714.362.660           |
| 3. Other short-term receivables                | 136        | 8    | 413.590.302.279          | 391.837.528.217          |
| 4. Allowance for short-term doubtful debts (*) | 137        | 9    | (27.721.623.829)         | (26.753.538.518)         |
| IV. Inventories                                | 140        |      | 337.875.772.757          | 345.751.353.985          |
| 1. Inventories                                 | 141        | 10   | 348.538.577.248          | 356.270.667.524          |
| 2. Allowance for inventories (*)               | 149        |      | (10.662.804.491)         | (10.519.313.539)         |
| V. Other current assets                        | 150        |      | 50.059.115.935           | 46.830.892.247           |
| 1. Short-term prepaid expenses                 | 151        | 15   | 3.082.210.445            | 3.371.255.821            |
| 2. Deductible VAT                              | 152        |      | 43.731.672.769           | 42.282.738.827           |
| 3. Taxes and other receivables from the State  | 153        | 18   | 3.245.232.721            | 1.176.897.599            |
| <b>B - NON-CURRENT ASSETS</b>                  | <b>200</b> |      | <b>1.060.437.128.273</b> | <b>992.136.535.257</b>   |
| I. Long-term receivables                       | 210        |      | 3.708.800.000            | 3.787.000.000            |
| 1. Other long-term receivables                 | 216        | 8    | 3.708.800.000            | 3.787.000.000            |
| II. Fixed assets                               | 220        |      | 807.761.417.508          | 458.431.056.011          |
| 1. Tangible fixed assets                       | 221        | 11   | 774.255.835.383          | 421.800.566.550          |
| - Historical costs                             | 222        |      | 1.304.571.216.106        | 939.687.359.021          |
| - Accumulated depreciation (*)                 | 223        |      | (530.315.380.723)        | (517.886.792.471)        |
| 2. Financial leased assets                     | 224        | 13   | 10.552.312.215           | 13.513.539.364           |
| - Historical costs                             | 225        |      | 11.857.691.219           | 22.876.854.258           |
| - Accumulated depreciation (*)                 | 226        |      | (1.305.379.004)          | (9.363.314.894)          |
| 3. Intangible fixed assets                     | 227        | 12   | 22.953.269.910           | 23.116.950.097           |
| - Initial costs                                | 228        |      | 25.274.207.769           | 25.274.207.769           |
| - Accumulated amortization (*)                 | 229        |      | (2.320.937.859)          | (2.157.257.672)          |
| III. Long-term assets in process               | 240        | 14   | 226.458.971.497          | 514.261.004.688          |
| 1. Construction-in-progress                    | 242        |      | 226.458.971.497          | 514.261.004.688          |
| IV. Other non-current assets                   | 260        |      | 22.507.939.268           | 15.657.474.558           |
| 1. Long-term prepaid expenses                  | 261        | 15   | 17.884.768.674           | 12.268.654.895           |
| 2. Deferred income tax assets                  | 262        |      | 4.623.170.594            | 3.388.819.663            |
| <b>TOTAL ASSETS (270 = 100 + 200)</b>          | <b>270</b> |      | <b>2.463.064.675.207</b> | <b>2.424.145.751.708</b> |

## CONSOLIDATED BALANCE SHEET (Cont.)

As at 31 March 2025

Unit: VND

| LIABILITIES AND OWNER'S EQUITY                                |   | Code       | Note | 31 March 2025            | 1 January 2025           |
|---|---|------------|------|--------------------------|--------------------------|
| 1   |   | 2          | 3    | 4                        | 5                        |
| <b>C - LIABILITIES</b>  |   | <b>300</b> |      | <b>933.869.160.915</b>   | <b>920.952.752.826</b>   |
| I.  | <b>Current liabilities</b>  | <b>310</b> |      | <b>691.967.610.338</b>   | <b>654.983.520.031</b>   |
| 1.  | Short-term trade payables   | 311        | 16   | 113.347.612.455          | 105.263.803.592          |
| 2.  | Short-term advances from customers                                | 312        | 17   | 4.904.033.427            | 4.617.474.502            |
| 3.  | Taxes and other obligations to the State Budget                   | 313        | 18   | 10.177.999.143           | 14.259.244.738           |
| 4.  | Payables to employees   | 314        |      | 13.536.049.024           | 18.630.550.708           |
| 5.  | Short-term accrued expenses                                       | 315        | 19   | 16.573.910.852           | 16.307.754.077           |
| 6.  | Other short-term payables   | 319        | 20   | 2.039.675.813            | 2.866.219.439            |
| 7.  | Short-term borrowings and financial leases                        | 320        | 21   | 529.842.886.768          | 488.873.723.014          |
| 8.  | Bonus and welfare funds   | 322        |      | 1.545.442.856            | 4.164.749.961            |
| II.   | <b>Long-term liabilities</b>                                      | <b>330</b> |      | <b>241.901.550.577</b>   | <b>265.969.232.795</b>   |
| 1.  | Long-term borrowings and financial leases                         | 338        | 21   | 241.901.550.577          | 265.969.232.795          |
| 2.  | Deferred income tax liability                                     | 341        |      | -                        | -                        |
| <b>D - OWNER'S EQUITY</b>                                     |   | <b>400</b> |      | <b>1.528.349.793.026</b> | <b>1.503.192.998.882</b> |
| I.  | <b>Owner's equity</b>   | <b>410</b> | 22   | <b>1.528.349.793.026</b> | <b>1.503.192.998.882</b> |
| 1.  | Capital   | 411        |      | 730.410.300.000          | 730.410.300.000          |
|   | - Ordinary shares carrying voting rights                          | 411a       |      | 730.410.300.000          | 730.410.300.000          |
| 2.  | Share premiums  | 412        |      | 220.358.863.743          | 220.358.863.743          |
| 3.  | Retained earnings   | 421        |      | 558.400.515.845          | 533.387.809.097          |
|   | - Retained earnings accumulated to the end of the previous period | 421a       |      | 533.387.809.097          | 511.247.142.746          |
|   | - Retained earnings of the current period                         | 421b       |      | 25.012.706.748           | 22.140.666.351           |
| 4.  | Construction investment fund                                      | 422        |      | 20.166.850               | 20.166.850               |
| 5.  | Interest of non-controlling shareholders                          | 429        |      | 19.159.946.588           | 19.015.859.192           |
| <b>TOTAL LIABILITIES AND OWNER'S EQUITY (440 = 300 + 400)</b> |   | <b>440</b> |      | <b>2.462.218.953.941</b> | <b>2.424.145.751.708</b> |



Nguyễn Văn Ban

General Director

Vinh Long, 28 April 2025

Bui Thi My Dang

Chief Accountant

Bui Thi My Dang

Prepared by



**CONSOLIDATED STATEMENT OF INCOME**  
1st quarter of 2025

Unit: VND

| ITEMS   | Code | Note | 4th quarter     |                 | Accumulated from the beginning of the year to the end of this quarter |                 |
|---|------|------|-----------------|-----------------|---|-----------------|
|   |      |      | Current year    | Previous year   | Current year  | Previous year   |
| 1. Sales  | 1    | 24   | 347.490.993.919 | 282.910.008.850 | 347.490.993.919   | 282.910.008.850 |
| 2. Sales deductions   | 2    |      | 7.474.264.182   | 4.969.723.643   | 7.474.264.182   | 4.969.723.643   |
| 3. Net sales (10= 01-02)  | 10   | 24   | 340.016.729.737 | 277.940.285.207 | 340.016.729.737   | 277.940.285.207 |
| 4. Costs of sales   | 11   | 25   | 259.739.521.343 | 214.468.431.010 | 259.739.521.343   | 214.468.431.010 |
| 5. Gross profit/ (loss) (20=10 - 11)                              | 20   |      | 80.277.208.394  | 63.471.854.197  | 80.277.208.394  | 63.471.854.197  |
| 6. Financial income   | 21   | 27   | 7.491.904.641   | 9.229.256.251   | 7.491.904.641   | 9.229.256.251   |
| 7. Financial expenses   | 22   | 28   | 10.170.616.467  | 7.060.796.039   | 10.170.616.467  | 7.060.796.039   |
| - In which: Loan interest expenses                                | 23   |      | 10.129.109.245  | 6.952.934.029   | 10.129.109.245  | 6.952.934.029   |
| 8. Selling expenses   | 25   | 29   | 20.484.353.985  | 19.826.091.070  | 20.484.353.985  | 19.826.091.070  |
| 9. General and administration expenses                            | 26   | 29   | 16.432.492.335  | 10.437.526.558  | 16.432.492.335  | 10.437.526.558  |
| 10. Net operating profit/ (loss) {30 = 20 + (21 - 22)+24-25 - 26} | 30   |      | 40.681.650.248  | 35.376.696.781  | 40.681.650.248  | 35.376.696.781  |
| 11. Other income  | 31   | 30   | 2.484.493.445   | 79.681.810      | 2.484.493.445   | 79.681.810      |
| 12. Other expenses  | 32   | 31   | 8.990.836.552   | 7.402.290.695   | 8.990.836.552   | 7.402.290.695   |
| 13. Other profit/ (loss) (40 = 31 - 32)                           | 40   |      | (6.506.343.107) | (7.322.608.885) | (6.506.343.107)   | (7.322.608.885) |
| 14. Total accounting profit/ (loss) before tax (50 = 30 + 40)     | 50   |      | 34.175.307.141  | 28.054.087.896  | 34.175.307.141  | 28.054.087.896  |
| 15. Current income tax  | 51   | 32   | 9.407.142.663   | 4.767.795.137   | 9.407.142.663   | 4.767.795.137   |
| 16. Deferred income tax   | 52   |      | (388.629.666)   | 999.974.275     | (388.629.666)   | 999.974.275     |
| 17. Profit/ (loss) after tax (60=50 - 51 - 52)                    | 60   |      | 25.156.794.144  | 22.286.318.484  | 25.156.794.144  | 22.286.318.484  |
| 18. Profit/ (loss) after tax of the Holding Company               | 61   |      | 25.012.706.748  | 22.140.666.351  | 25.012.706.748  | 22.140.666.351  |
| 19. Profit/ (loss) after tax of non-controlling shareholders      | 62   |      | 144.087.396     | 145.652.133     | 144.087.396   | 145.652.133     |
| 20. Earnings per share  | 70   |      | 342             | 303             | 342   | 303             |



Nguyen Van Ban  
General Director  
Vinh Long, 28 April 2025

Bui Thi My Dang  
Chief Accountant

Bui Thi My Dang  
Prepared by



## CONSOLIDATED STATEMENT OF CASHFLOWS

(Indirect method)

For the period from 1 January 2025 to 31 March 2025

Unit: VND

| ITEMS  | Code      | Accumulated from the beginning of the year to the end of this quarter |                         |
|--|-----------|---|-------------------------|
|  |           | Current year  | Previous year           |
| 1  | 2         | 3   | 4                       |
| <b>I. Cash flows from operating activities</b>                                     |           |   |                         |
| 1. Profit/ (loss) before tax   | 1         | 34.175.307.141  | 28.054.087.896          |
| 2. Adjustments   |           |   |                         |
| - Depreciation of fixed assets and investment properties                           | 2         | 12.142.864.297  | 9.593.388.036           |
| - Provisions and allowances  | 3         | 1.111.576.263   | 239.088.438             |
| - Exchange gain/ (loss) due to revaluation of monetary items in foreign currencies | 4         | 41.507.222  | (2.499.491)             |
| - Gain/ loss from investing activities   | 5         | (1.262.221.817)   | (1.729.307.808)         |
| - Interest expenses  | 6         | 10.129.109.245  | 6.952.934.029           |
| 3. Operating profit/ (loss) before changes of working capital                      | 8         | 56.338.142.351  | 43.107.691.100          |
| - Increase/ (decrease) of receivables  | 9         | (99.951.012.833)  | (45.117.520.193)        |
| - Increase/ (decrease) of inventories  | 10        | 7.732.090.274   | (37.337.602.642)        |
| - Increase/ (decrease) of payables   | 11        | 25.170.614.704  | 53.109.032.729          |
| - Increase/ (decrease) of prepaid expenses   | 12        | (5.576.010.153)   | (502.882.442)           |
| - Increase/ (decrease) of trading securities                                       | 13        | -   | -                       |
| - Interests paid   | 14        | (10.099.704.444)  | (6.944.902.519)         |
| - Corporate income tax paid  | 15        | (13.107.826.624)  | (14.907.818.639)        |
| - Other cash outflows  | 17        | (2.619.607.105)   | (2.363.905.066)         |
| <b>Net cash flows from operating activities</b>                                    | <b>20</b> | <b>(42.113.313.830)</b>   | <b>(10.957.907.672)</b> |
| <b>II. Cash flows from investing activities</b>                                    |           |   |                         |
| 1. Purchases and construction of fixed assets and other non-current assets         | 21        | (5.935.487.424)   | (75.842.981.651)        |
| 2. Proceeds from disposals of fixed assets and other non-current assets            | 22        | -   | -                       |
| 3. Cash outflow for lending, buying debt instruments of other entities             | 23        | (48.345.945.205)  | (41.345.945.205)        |
| 4. Cash recovered from lending, selling debt instruments of other entities         | 24        | 41.345.945.205  | 41.345.945.205          |
| 5. Interest earned, dividends and profits received                                 | 27        | 1.763.382.388   | 3.316.824.144           |
| <b>Net cash flows from investing activities</b>                                    | <b>30</b> | <b>(11.172.105.036)</b>   | <b>(72.526.157.507)</b> |
| <b>III. Cash flows from financing activities</b>                                   |           |   |                         |
| 1. Proceeds from borrowings  | 33        | 258.132.605.757   | 262.322.620.437         |
| 2. Repayment for loan principal  | 34        | (233.493.446.004)   | (179.250.441.136)       |
| 3. Payments for financial leased assets  | 35        | (7.737.678.217)   | (5.377.680.910)         |
| <b>Net cash flows from financing activities</b>                                    | <b>40</b> | <b>16.901.481.536</b>   | <b>77.694.498.391</b>   |
| <b>Net cash flows during the period (50 = 20+30+40)</b>                            | <b>50</b> | <b>(36.383.937.330)</b>   | <b>(5.789.566.788)</b>  |
| <b>Beginning cash and cash equivalents</b>   | <b>60</b> | <b>51.068.879.639</b>   | <b>23.517.073.130</b>   |
| <b>Effects of fluctuations in foreign exchange rates</b>                           | <b>61</b> | <b>892.135</b>  | <b>21.100.766</b>       |
| <b>Ending cash and cash equivalents (70 = 50+60+61)</b>                            | <b>70</b> | <b>14.685.834.444</b>   | <b>17.748.607.108</b>   |



Nguyễn Văn Ban  
General Director  
Vinh Long, 28 April 2025

Bùi Thị My Dang  
Chief Accountant

Bùi Thị My Dang  
Prepared by

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS***These notes form an integral part of and should be read in conjunction with the Consolidated Financial Statements***1. GENERAL INFORMATION****Ownership Form**

Cuu Long Pharmaceutical Joint Stock Company is an enterprise equitized from the State-owned enterprise - Cuu Long Pharmaceutical and Healthcare Equipment Company, in accordance with the Decision No. 2314/QĐ-UB dated 9 August 2004 of the Chairman of the People's Committee of Vinh Long Province.

Cuu Long Pharmaceutical Joint Stock Company operates in accordance with Business Registration Certificate No. 1500202535, first registered on 9 November 2004 and changed for the 26th time on 20 December 2024, issued by the Department of Planning and Investment of Vinh Long province. The charter capital: VND 730,410,300,000 equivalent to 73,041,030 shares, par value of each share is VND 10,000.

Total number of employees of the Company as at 31 March 2025 is 886 people (as at 1 January 2025 is 930 people).

**Principal activities**

Principal activities according to business registration: Manufacturing and trading pharmaceuticals, capsules of all kinds, medical instruments for the pharmaceutical and medical industries, cosmetics, nutritional foods, medicinal herbs, chemicals, raw materials... Publishing software, providing information technology services and computer-related services, cultivating medicinal herbs for medicine... and other business lines. The main activities of the Company are manufacturing and trading pharmaceuticals, capsules, medical instruments for the pharmaceutical and medical industries.

**Normal operating cycle**

The Company's normal production and operating cycle is carried out within a period of no more than 12 months.

**Structure of the company**

Details of the Company's subsidiaries as at 31 March 2025 are as follows:

| Company name  | Headquarters       | Ownership rate | Voting rate | Principal activity     |
|---|--------------------|----------------|-------------|------------------------|
| Pharmaceuticals and Medical Equipment Production Trading, Import Export Joint Venture Company | Lao                | 51,00%         | 51,00%      | Introducing medicine   |
| VPC - Saigon Pharmaceutical Co., Ltd.   | Vinh Long Province | 100,00%        | 100,00%     | Trading pharmaceutical |
| Benovas Pharmaceutical JSC.   | Ho Chi Minh City   | 99,98%         | 99,98%      | Trading pharmaceutical |
| Benovas Medical Devices JSC.  | Vinh Long Province | 100,00%        | 100,00%     | Trading pharmaceutical |
| Benovas Oncology JSC.   | Ha Noi             | 84,00%         | 84,00%      | Trading pharmaceutical |



**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Cont.)**

*These notes form an integral part of and should be read in conjunction with the Consolidated Financial Statements*

**2. ACCOUNTING CONVENTION AND FISCAL YEAR****Accounting convention**

The accompanying consolidated financial statements are presented in Vietnamese Dong (VND), under the historical cost principle and are in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting Regime and legal regulations related to the preparation and presentation of consolidated financial statements.

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

**Fiscal year**

Fiscal year of the Company is from 1 January to 31 December annually.

**Related parties**

The parties identified as related parties of the Company during the period include:

Subsidiaries: Pharmaceuticals and Medical Equipment Production Trading, Import Export Joint Venture Company; VPC - Saigon Pharmaceutical Co., Ltd.; Benovas Pharmaceutical JSC.; Benovas Medical Devices JSC.; Benovas Oncology JSC.

- Holding Company: F.I.T Group., JSC

- Companies related to members of the Board of Management, Board of Control and Board of Directors

FIT Cosmetics JSC., Domesco Medical Import-Export Joint Stock Corporation, F.I.T Land Investment JSC., F.I.T Viet Nam Trading and Import Export Co.

- Members of the Board of Management and Board of Directors of the Company.

**3. ACCOUNTING POLICIES**

The following are the main accounting policies applied by the Company in preparing its consolidated financial statements:

**Accounting estimates**

The preparation of consolidated financial statements in accordance with Vietnamese accounting standards, corporate accounting regimes 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 figures on liabilities, assets and the presentation of contingent liabilities and assets at the end of the accounting period as well as the reported figures on revenues and expenses during the financial year. Although accounting estimates are made with all the knowledge of the Board of Directors, the actual results may differ from the estimates and assumptions made.

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Cont.)**

*These notes form an integral part of and should be read in conjunction with the Consolidated Financial Statements*

**Consolidation basis**

The consolidated financial statements of the Company are prepared on the basis of consolidating the separate financial statements of the Company and the financial statements of the companies controlled by the Company (subsidiaries) prepared up to December 31 each year. Control is achieved when the Company has the power to govern the financial and operating policies of an investee company so as to obtain benefits from its activities.

The business results of the subsidiaries which are acquired or disposed during the year are included in the Consolidated Income Statement from the date of acquisition until the date of disposal of the investments in those subsidiaries.

In case of necessity, the financial statements of subsidiaries are adjusted so that the accounting policies applied at the Company and its subsidiaries are the same.

All transactions and balances between companies within the same group are eliminated when consolidating the financial statements.

The interests of non-controlling shareholders in the net assets of the consolidated subsidiary are determined as a separate item from the equity of shareholders of the parent company. The interests of non-controlling shareholders include the value of the interests of non-controlling shareholders at the date of the initial business combination (for details, see the content presented below) and the interests of non-controlling shareholders in the fluctuation of total equity since the date of business combination. Losses arising at the subsidiary must be allocated in proportion to the non-controlling interest, even if such losses are greater than the interests of non-controlling shareholders in the subsidiary's net assets.

**Business consolidation**

The assets, liabilities and contingent liabilities of a subsidiary are measured at their fair values at the date of acquisition. Any additional difference between the purchase price and the fair value of the assets acquired is recognised as goodwill. Any negative difference between the purchase price and the fair value of the assets acquired is recognised in the income statement for the year in which the subsidiary is acquired.

The interests of non-controlling shareholders at the date of the initial business combination are determined on the basis of the minority shareholder's proportion of the total fair value of recorded assets, liabilities and contingent liabilities.

**Goodwill**

Goodwill on the consolidated financial statements is the excess of the investment cost over the Company's interest in the total fair value of the assets, liabilities and contingent liabilities of the subsidiary at the date of investment. Goodwill is considered an intangible asset and is amortized using the straight-line method over its estimated useful life of 10 years.

Goodwill arising from the acquisition of an associate or a jointly controlled entity is included in the carrying amount of the investment in the associate or jointly controlled entity and is not amortized (since 2015). Goodwill arising from the acquisition of subsidiaries is presented separately as another asset on the Consolidated Balance Sheet.

When selling a subsidiary, associate or joint venture, the remaining value of the unamortized goodwill is included in the gain/loss from the sale of the respective company.

**Financial instruments****Initial recording**

Financial assets: At the date of initial recognition, financial assets are recorded at cost plus transaction costs that are directly attributable to the acquisition of the financial assets. The Company's financial assets include cash, cash equivalents, trade receivables, other receivables, deposits and financial investments.



**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Cont.)**

*These notes form an integral part of and should be read in conjunction with the Consolidated Financial Statements*

**Financial liabilities:** At the date of initial recognition, financial liabilities are recorded at cost less transaction costs directly attributable to the issuance of such financial liabilities. The Company's financial liabilities include trade payables, other payables, accrued expenses, finance lease liabilities and loans.

***Re-evaluate after initial recording***

Currently, there are no regulations on revaluation of financial instruments after initial recognition.

**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.

**Financial investments*****Held-to-maturity investments***

Investments are classified as held-to-maturity investments that the Company intends and is able to hold to maturity. Held-to-maturity investments of the Company include term deposits, (including treasury bills, promissory notes), bonds, preferred shares that the issuer is required to repurchase at a certain time in the future and loans held to maturity for the purpose of earning periodic interest and other held-to-maturity investments.

Held-to-maturity investments are recognized on the date of acquisition and are initially measured at cost, including the purchase price and any transaction costs. 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 the investment is deducted from the cost at the acquisition date.

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

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

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Cont.)***These notes form an integral part of and should be read in conjunction with the Consolidated Financial Statements***Receivables**

Receivable are amounts that are recoverable from customers or other entities. Receivable are presented at book value less allowances for doubtful debts.

Provision for doubtful debts is made for receivables that are overdue for six months or more, or for receivables that are unlikely to be paid by the debtor due to liquidation, bankruptcy or similar difficulties.

**Inventories**

Inventories are measured at the lower of cost and net realizable value. Original cost of inventories including purchase price and other costs directly attributable to the acquisition of inventories, direct materials, direct labor and, if any, overheads that have been incurred in bringing the inventories to their present location and condition. Original cost of inventories is determined using the first-in, first-out method and is accounted for using the perpetual inventory method. Net realizable value is determined as the estimated selling price less the estimated costs of completion and the estimated costs to be incurred in marketing, selling and distribution.

The Company's inventory allowance is made in accordance with current accounting regulations. Accordingly, the Company is allowed to make allowance 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.

**Tangible fixed assets and depreciation**

Tangible fixed assets are determined by their historical costs less accumulated depreciation. Historical costs of tangible fixed assets include purchase price and any other directly attributable costs of bringing the assets to their working condition for their intended use.

Tangible fixed assets are depreciated in accordance with the straight-line method over their estimated useful lives, specifically as follows:

|                          | <u>(Years of depreciation)</u> |
|--------------------------|--------------------------------|
| Buildings and structures | 06-40                          |
| Buildings and structures | 02-25                          |
| Vehicles                 | 06-10                          |
| Office equipment         | 03-05                          |
| Other fixed assets       | 10-20                          |

**Intangible fixed assets and depreciation****Land use right**

Intangible fixed assets represent the value of land use rights and are stated at cost less accumulated depreciation. Land use rights are not depreciated because the useful life of land use rights is assessed as indefinite.



**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Cont.)**

*These notes form an integral part of and should be read in conjunction with the Consolidated Financial Statements*

**Construction-in-progress**

Assets under construction for production, rental, administrative purposes or for other purposes are stated at cost. This cost includes any expenditure that is necessary to bring the asset to its intended use in accordance with the Company's accounting policy. Depreciation of these assets, on the same basis as other assets, commences when the assets are ready for their intended use.

**Prepaid expenses**

Prepaid expenses comprise actual expenses arising and relevant to financial performance in several accounting periods. Prepaid expenses include the value of tools, equipment, small components issued for use, advertising costs and training costs incurred in the period before the Company officially goes into operation and are considered to be able to bring economic benefits in the future for the Company. These costs are capitalized in the form of prepayments and allocated to the Statement of Business Results, using the straight-line method in accordance with current regulations.

**Liabilities**

Liabilities are amounts of money that may be payable to suppliers or other entities. Liabilities are presented at book value.

**Recognition of equity**

Owner's capital is reflected as the actual contributed charter capital of shareholders, and annual additional capital from the Company's profits.

The Company's profit distribution is carried out in accordance with the Resolution of the General Meeting of Shareholders and the provisions of the Company's Financial Management Regulations.

**Recognition of sales**

Revenue from sale of goods shall be recognized when all five following conditions have been satisfied:

- (a) Significant risks and rewards associated with the ownership of the goods have been transferred to the buyer;
- (b) The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- (c) The amount of revenue can be measured reliably;
- (d) It is probable that the economic benefits associated with the transaction will flow to the entity; and
- (e) The cost incurred or to be incurred in respect of the transaction can be measured reliable.

Interest is recognized on an accrual basis, determined based on the deposit account balance and the actual interest rate for each period.

Interest from investments is recognized when the Company has the right to receive the profit.

**Foreign Currency**

Transactions in foreign currencies are converted at the actual exchange rates ruling as of the transaction dates. The ending balances of monetary items in foreign currencies are converted at the actual exchange rates ruling as of the balance sheet date. Exchange exchange differences arising are recorded in the Income Statement. Exchange rate gains resulting from revaluation of balances at the end of the accounting period are not distributed to shareholders.

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Cont.)***These notes form an integral part of and should be read in conjunction with the Consolidated Financial Statements***Borrowing costs**

Borrowing costs are recorded in the results of business operations during the year, including all interest on loans received by the Company from organizations and individuals.

**Tax**

Corporate income tax represents the sum of current income tax and deferred income tax.

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

Deferred income tax should be recognized for all deductible temporary differences while deferred tax assets are recognized only to the extent that it is probable that future taxable profits will be available against which the temporarily deductible differences can be used.

Deferred tax is calculated at the tax rates that are expected to apply in the period when the asset is realised or the liability is settled. Deferred tax is charged or credited to profit or loss, except when it relates to items charged or credited directly to equity.

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

The determination of the Company's corporate income tax payable is based on current tax regulations. However, these regulations are subject to 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.

**4. CASH AND CASH EQUIVALENTS**

|                          | <b>31 March 2025</b>  | <b>1 January 2025</b> |
|--------------------------|-----------------------|-----------------------|
|                          | VND                   | VND                   |
| Cash on hand             | 87.371.458            | 77.894.196            |
| Demand deposits in banks | 14.598.462.986        | 50.990.985.443        |
| <b>Total</b>             | <b>14.685.834.444</b> | <b>51.068.879.639</b> |



**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Cont.)***These notes form an integral part of and should be read in conjunction with the Consolidated Financial Statements***5. FINANCIAL INVESTMENTS****5a. Trading securities**

|   | 31 March 2025          |           | 1 January 2025         |           |
|---|------------------------|-----------|------------------------|-----------|
|   | Value                  | Provision | Value                  | Provision |
|   | VND                    | VND       | VND                    | VND       |
|   | <b>104.795.000.000</b> | <b>-</b>  | <b>104.795.000.000</b> | <b>-</b>  |
| Vietnam Lotus Investment Trading JSC. (i)           | 32.500.000.000         | -         | 32.500.000.000         | -         |
| Tri Viet Investment JSC. (ii)                       | 27.025.000.000         | -         | 27.025.000.000         | -         |
| Trong Dong Trading and Investment JSC. (iii)        | 34.770.000.000         | -         | 34.770.000.000         | -         |
| SJ Trading Development JSC. (iv)                    | 5.250.000.000          | -         | 5.250.000.000          | -         |
| KVN Vietnam Trading Service and Investment JSC. (v) | 5.250.000.000          | -         | 5.250.000.000          | -         |

(i) As of 31 March 2025, the Group holds 2,500,000 shares of Vietnam Lotus Investment and Trading JSC., equivalent to 9.62% of charter capital.

(ii) As of 31 March 2025, the Group holds 2,135,000 shares of Tri Viet Investment JSC., equivalent to 7.12% of charter capital.

(iii) As of 31 March 2025, the Group holds 2,318,000 shares of Trong Dong Investment and Trading JSC., equivalent to 19% of charter capital.

(iv) As of 31 March 2025, the Group holds 500,000 shares of SJ Trading Development JSC., equivalent to 10% of charter capital.

(v) As of 31 March 2025, the Group holds 500,000 shares of KVN Vietnam Trading, Service and Investment JSC., equivalent to 10% of charter capital.

For securities not registered for trading on the market, the Group does not assess fair value and make provisions due to insufficient information.

|   | 31 March 2025          |                        | 1 January 2025         |                        |
|---|------------------------|------------------------|------------------------|------------------------|
|   | Original costs         | Book value             | Original costs         | Book value             |
|   | VND                    | VND                    | VND                    | VND                    |
| <b>5b. Held-to-maturity investments</b> | <b>117.000.000.000</b> | <b>117.000.000.000</b> | <b>110.000.000.000</b> | <b>110.000.000.000</b> |
| <b>Short term</b>                       | <b>117.000.000.000</b> | <b>117.000.000.000</b> | <b>110.000.000.000</b> | <b>110.000.000.000</b> |
| - Term deposits (i)                     | 117.000.000.000        | 117.000.000.000        | 110.000.000.000        | 110.000.000.000        |

(i) These are deposits with terms of 12 months at Banks, interest rates from 4.2%/year to 5.2%/year.

**6. TRADE RECEIVABLES**

|   | 31 March 2025          | 1 January 2025         |
|---|------------------------|------------------------|
|   | VND                    | VND                    |
| <b>Short-term trade receivables</b>         | <b>356.162.952.156</b> | <b>326.764.738.221</b> |
| <b>Trade receivables</b>                    | <b>356.162.952.156</b> | <b>326.764.738.221</b> |
| Sagophar Pharmaceutical Corporation         | 4.097.487.196          | 4.097.487.196          |
| Duc Ha Pharmaceutical and Trading Co., Ltd. | 3.802.376.012          | 4.816.926.280          |
| Khanh Hoa Pharmaceutical JSC.               | 7.458.947.430          | 5.706.200.925          |
| Other customers                             | 340.804.141.518        | 312.144.123.820        |
| Allowance for short-term doubtful debts     | (15.654.013.802)       | (14.685.928.491)       |
|   | <b>356.162.952.156</b> | <b>326.764.738.221</b> |

**7. SHORT-TERM PREPAYMENTS TO SUPPLIERS**

|                                       | 31 March 2025         | 1 January 2025        |
|---------------------------------------|-----------------------|-----------------------|
|                                       | VND                   | VND                   |
|                                       | <b>36.180.193.192</b> | <b>81.714.362.660</b> |
| <b>Prepayments to other suppliers</b> | <b>36.180.193.192</b> | <b>81.714.362.660</b> |
| Confitech Cuu Long JSC.               | -                     | 7.250.000.000         |

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Cont.)***These notes form an integral part of and should be read in conjunction with the Consolidated Financial Statements*

|  |                |                |
|--|----------------|----------------|
| Refrigeration Electrical Engineering Bach Khoa Co., Ltd. | 310.000.000    | 34.714.524.982 |
| Trenwell Services LLC                                    | 12.066.253.779 | 16.339.862.500 |
| Vietnam Lotus Investment Trading JSC.                    | -              | 6.454.448.000  |
| Other suppliers  | 23.803.939.413 | 16.955.527.178 |

**8. OTHER RECEIVABLES**

|  | 31 March 2025          |                        | 1 January 2025         |                        |
|--|------------------------|------------------------|------------------------|------------------------|
|  | Value                  | Provision              | Value                  | Provision              |
|  | VND                    | VND                    | VND                    | VND                    |
| <b>a) Short term</b>                                   | <b>413.590.302.279</b> | <b>(5.095.308.636)</b> | <b>391.837.528.217</b> | <b>(5.095.308.636)</b> |
| - Estimated interests                                  | 1.986.622.575          | -                      | 2.476.149.443          | -                      |
| - Mortgages and deposits                               | 428.302.596            | -                      | 428.302.596            | -                      |
| - Advances   | 3.109.841.713          | -                      | 2.654.057.284          | -                      |
| - Receivables from equitization                        | 5.600.000              | -                      | 5.600.000              | -                      |
| - Other short-term receivables                         | 19.942.034.230         | (5.095.308.636)        | 15.282.279.507         | (5.095.308.636)        |
| - Receivables for investment cooperation principal (i) | 354.975.000.000        | -                      | 344.075.000.000        | -                      |
| + Vietnam Lotus Investment Trading JSC.                | 59.600.000.000         | -                      | 61.700.000.000         | -                      |
| + Tri Viet Investment JSC.                             | 92.165.000.000         | -                      | 92.165.000.000         | -                      |
| + Pho Hien Vietnam Trading and Investment JSC.         | 152.070.000.000        | -                      | 139.070.000.000        | -                      |
| + Trong Dong Trading and Investment JSC.               | 6.540.000.000          | -                      | 6.540.000.000          | -                      |
| + F.I.T. Land Investment JSC.                          | 44.600.000.000         | -                      | 44.600.000.000         | -                      |
| - Receivables for investment cooperation profit        | 33.142.901.165         | -                      | 26.916.139.387         | -                      |
| + Vietnam Lotus Investment Trading JSC.                | 7.889.643.662          | -                      | 6.567.673.524          | -                      |
| + Tri Viet Investment JSC.                             | 7.234.230.818          | -                      | 5.544.604.106          | -                      |
| + Pho Hien Vietnam Trading and Investment JSC.         | 12.623.647.515         | -                      | 10.182.956.010         | -                      |
| + Trong Dong Trading and Investment JSC.               | 330.939.725            | -                      | 222.860.821            | -                      |
| + F.I.T. Land Investment JSC.                          | 5.064.439.445          | -                      | 4.398.044.926          | -                      |
| <b>b) Long term</b>                                    | <b>3.708.800.000</b>   | <b>-</b>               | <b>3.787.000.000</b>   | <b>-</b>               |
| - Mortgages and deposits                               | 3.708.800.000          | -                      | 3.787.000.000          | -                      |
| <b>Total</b>   | <b>417.299.102.279</b> | <b>(5.095.308.636)</b> | <b>395.624.528.217</b> | <b>(5.095.308.636)</b> |

(i) Investment cooperation contracts have a cooperation term of 12 months. The Group of Companies benefits from 5.7% - 9.2%/year.

**9. DOUBTFUL DEBTS**

|                                    | 31 March 2025         |                       | 1 January 2025        |                      |
|------------------------------------|-----------------------|-----------------------|-----------------------|----------------------|
|                                    | Original costs        | Recoverable value     | Original costs        | Recoverable value    |
|                                    | VND                   | VND                   | VND                   | VND                  |
| <b>1/ Trade receivables</b>        | <b>34.401.608.519</b> | <b>12.337.682.253</b> | <b>30.451.632.795</b> | <b>9.355.791.840</b> |
| Other customers                    | 34.401.608.519        | 12.337.682.253        | 30.451.632.795        | 9.355.791.840        |
| <b>2/ Other receivables</b>        | <b>5.095.308.636</b>  | <b>-</b>              | <b>5.095.308.636</b>  | <b>-</b>             |
| Other receivables                  | 5.095.308.636         | -                     | 5.095.308.636         | -                    |
| <b>3/ Prepayments to suppliers</b> | <b>562.388.927</b>    | <b>-</b>              | <b>562.388.927</b>    | <b>-</b>             |
| <b>Total</b>                       | <b>40.059.306.082</b> | <b>12.337.682.253</b> | <b>36.109.330.358</b> | <b>9.355.791.840</b> |



**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Cont.)***These notes form an integral part of and should be read in conjunction with the Consolidated Financial Statements***10. INVENTORIES**

|                        | 31 March 2025          |                         | 1 January 2025         |                         |
|------------------------|------------------------|-------------------------|------------------------|-------------------------|
|                        | Original costs         | Provision               | Original costs         | Provision               |
|                        | VND                    | VND                     | VND                    | VND                     |
| Goods in transit       | 29.525.806.795         | -                       | 29.242.530.353         | -                       |
| Materials and supplies | 174.453.624.489        | (4.039.519.420)         | 155.207.740.024        | (3.988.871.018)         |
| Tools                  | 10.134.230.267         | -                       | 11.077.312.119         | -                       |
| Finished goods         | 114.742.157.404        | (5.317.144.974)         | 126.882.871.431        | (5.247.680.995)         |
| Merchandises           | 19.682.758.293         | (1.306.140.097)         | 33.860.213.597         | (1.282.761.526)         |
| <b>Total</b>           | <b>348.538.577.248</b> | <b>(10.662.804.491)</b> | <b>356.270.667.524</b> | <b>(10.519.313.539)</b> |

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Cont.)***These notes form an integral part of and should be read in conjunction with the Consolidated Financial Statements***11. INCREASE, DECREASE TANGIBLE FIXED ASSETS**

|  | Buildings and<br>structures | Machinery and<br>equipment | Vehicles              | Office equipment     | Other fixed<br>assets | Total                    |
|--|-----------------------------|----------------------------|-----------------------|----------------------|-----------------------|--------------------------|
|  | VND                         | VND                        | VND                   | VND                  | VND                   | VND                      |
| <b>HISTORICAL COSTS</b>  |                             |                            |                       |                      |                       |                          |
| <b>As of 1 January 2025</b>  | <b>230.984.054.880</b>      | <b>660.418.916.375</b>     | <b>44.141.625.995</b> | <b>4.142.761.771</b> | -                     | <b>939.687.359.021</b>   |
| - Acquisition during the period                                    | 154.995.639.343             | 205.827.590.035            | 650.000.000           | -                    | -                     | <b>361.473.229.378</b>   |
| - Other increases (transferred from<br>finance lease fixed assets) | -                           | 11.019.163.039             | -                     | -                    | -                     | 11.019.163.039           |
| - Disposal and liquidation   | -                           | (7.501.108.332)            | -                     | (107.427.000)        | -                     | (7.608.535.332)          |
| <b>As of 31 March 2025</b>   | <b>385.979.694.223</b>      | <b>869.764.561.117</b>     | <b>44.791.625.995</b> | <b>4.035.334.771</b> | -                     | <b>1.304.571.216.106</b> |
| <b>DEPRECIATION</b>  |                             |                            |                       |                      |                       |                          |
| <b>As of 1 January 2025</b>  | 71.812.072.047              | 418.575.089.751            | 25.108.336.069        | 2.391.294.604        | -                     | <b>517.886.792.471</b>   |
| - Depreciation during the period                                   | 2.512.605.408               | 7.506.181.955              | 878.070.578           | 53.788.055           | -                     | <b>10.950.645.996</b>    |
| - Other increases (transferred from<br>finance lease fixed assets) | -                           | 9.086.474.004              | -                     | -                    | -                     | <b>9.086.474.004</b>     |
| - Disposal and liquidation   | -                           | (7.501.104.748)            | -                     | (107.427.000)        | -                     | (7.608.531.748)          |
| <b>As of 31 March 2025</b>   | <b>74.324.677.455</b>       | <b>427.666.640.962</b>     | <b>25.986.406.647</b> | <b>2.337.655.659</b> | -                     | <b>530.315.380.723</b>   |
| <b>NET BOOK VALUE</b>  |                             |                            |                       |                      |                       |                          |
| <b>As of 1 January 2025</b>  | <b>159.171.982.833</b>      | <b>241.843.826.624</b>     | <b>19.033.289.926</b> | <b>1.751.467.167</b> | -                     | <b>421.800.566.550</b>   |
| <b>As of 31 March 2025</b>   | <b>311.655.016.768</b>      | <b>442.097.920.155</b>     | <b>18.805.219.348</b> | <b>1.697.679.112</b> | -                     | <b>774.255.835.383</b>   |

Some tangible fixed assets with a remaining book value of VND 255.296.341.525 have been mortgaged and pledged to secure loans from the Bank (as of 1 January 2025: VND 260.049.030.924).

The original cost of fixed assets includes fixed assets that have been fully depreciated but are still in use as of 31 March 2025 with a value of VND 245.446.623.406 (as of 1 January 2025, it is VND 246.535.596.199).



## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Cont.)

*These notes form an integral part of and should be read in conjunction with the Consolidated Financial Statements***12. INCREASE, DECREASE INTANGIBLE FIXED ASSETS**

|                                  | Land use right | Patent Copyright | Plant protection<br>product brand set | Computer<br>software | Other intangible<br>fixed assets | Total          |
|----------------------------------|----------------|------------------|---------------------------------------|----------------------|----------------------------------|----------------|
|                                  | VND            | VND              | VND                                   | VND                  | VND                              | VND            |
| <b>HISTORICAL COSTS</b>          |                |                  |                                       |                      |                                  |                |
| As of 1 January 2025             | 19.636.907.129 | -                | -                                     | 4.648.620.640        | 988.680.000                      | 25.274.207.769 |
| - Acquisition during the period  | -              | -                | -                                     | -                    | -                                | -              |
| As of 31 March 2025              | 19.636.907.129 | -                | -                                     | 4.648.620.640        | 988.680.000                      | 25.274.207.769 |
| <b>DEPRECIATION</b>              |                |                  |                                       |                      |                                  |                |
| As of 1 January 2025             | 36.489.517     | -                | -                                     | 1.695.085.945        | 425.682.210                      | 2.157.257.672  |
| - Depreciation during the period | 48.585.892     | -                | -                                     | 102.735.795          | 12.358.500                       | 163.680.187    |
| As of 31 March 2025              | 85.075.409     | -                | -                                     | 1.797.821.740        | 438.040.710                      | 2.320.937.859  |
| <b>NET BOOK VALUE</b>            |                |                  |                                       |                      |                                  |                |
| As of 1 January 2025             | 19.600.417.612 | -                | -                                     | 2.953.534.695        | 562.997.790                      | 23.116.950.097 |
| As of 31 March 2025              | 19.551.831.720 | -                | -                                     | 2.850.798.900        | 550.639.290                      | 22.953.269.910 |

The original cost of fixed assets includes fixed assets that have been fully depreciated but are still in use as of 31 March 2025 with a value of VND 569,916,700 (as of 1 January 2025, it is VND 569,916,700).

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Cont.)

*These notes form an integral part of and should be read in conjunction with the Consolidated Financial Statements*

**13. INCREASE, DECREASE FINANCIAL LEASED ASSETS**

|                                  | <b>Machinery and equipment</b> | <b>Total</b>          |
|----------------------------------|--------------------------------|-----------------------|
|                                  | VND                            | VND                   |
| <b>HISTORICAL COSTS</b>          |                                |                       |
| Beginning balance                | 22.876.854.258                 | 22.876.854.258        |
| -Other decrease                  | (11.019.163.039)               | (11.019.163.039)      |
| <b>Ending balance</b>            | <b>11.857.691.219</b>          | <b>11.857.691.219</b> |
| <b>DEPRECIATION</b>              | 1.305.379.004                  | 1.305.379.004         |
| - Beginning balance              | 9.363.314.894                  | 9.363.314.894         |
| - Depreciation during the period | 1.028.538.114                  | 1.028.538.114         |
| - Other decrease                 | (9.086.474.004)                | (9.086.474.004)       |
| <b>Ending balance</b>            | <b>1.305.379.004</b>           | <b>1.305.379.004</b>  |
| <b>NET BOOK VALUE</b>            | -                              | -                     |
| Beginning balance                | 13.513.539.364                 | 13.513.539.364        |
| <b>Ending balance</b>            | <b>10.552.312.215</b>          | <b>10.552.312.215</b> |



## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Cont.)

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

## 14. LONG-TERM ASSETS IN PROCESS

|   | 31 March 2025          |           | 1 January 2025         |           |
|---|------------------------|-----------|------------------------|-----------|
|   | Original costs         | Provision | Original costs         | Provision |
|   | VND                    | VND       | VND                    | VND       |
| Construction-in-progress                    | 226.458.971.497        | -         | 514.261.004.688        | -         |
| - Capsule Factory Project                   | 239.443.406            | -         | 152.392.172.388        | -         |
| - Vikimco Factory Project (i)               | 22.206.098.410         | -         | 169.724.302.338        | -         |
| - GMP-EU Long An Project (ii)               | 193.926.727.976        | -         | 186.066.914.053        | -         |
| - Exclusive medicine distribution copyright | 4.790.945.000          | -         | 4.790.945.000          | -         |
| - Public service building                   | 5.295.756.705          | -         | 790.763.802            | -         |
| - Other projects                            | -                      | -         | 495.907.127            | -         |
| <b>Total</b>                                | <b>226.458.971.497</b> | <b>-</b>  | <b>514.261.004.688</b> | <b>-</b>  |

(i) Project of Vikimco Plant in accordance with the Investment Certificate No. 2651067820 dated 12 August 2020 granted by the Department of Planning and Investment of Vinh Long Province is to produce medical equipment and devices with total investment capital of VND 373.9 billion (4th adjustment certificate, 4 January 2024).

(ii) Pharmaceutical factory project according to EU - GMP standards according to Investment Certificate No. 6037037488 of Long An Provincial Economic Zone Management Board dated 30 June 2022 for the purpose of producing drugs, pharmaceuticals, and medical supplies with a total investment capital of VND 1,035 billion. December 31, 2024 adjusted Investment Certificate No. 6037037488 to: 1.396 billion.

## 15. PREPAID EXPENSES

|                                  | 31 March 2025         | 1 January 2025        |
|----------------------------------|-----------------------|-----------------------|
|                                  | VND                   | VND                   |
| <b>a) Short term</b>             | <b>3.082.210.445</b>  | <b>3.371.255.821</b>  |
| Expenses for tools               | 1.335.709.782         | 1.538.333.971         |
| Warehouse rental costs, others   | 1.746.500.663         | 1.832.921.850         |
| <b>b) Long-term</b>              | <b>17.884.768.674</b> | <b>12.268.654.895</b> |
| Tools awaiting allocation        | 7.352.557.879         | 6.138.508.475         |
| Other long-term prepaid expenses | 10.532.210.795        | 6.130.146.420         |

## 16. SHORT-TERM TRADE PAYABLES

|   | 31 March 2025          |                                 | 1 January 2025         |                                 |
|---|------------------------|---------------------------------|------------------------|---------------------------------|
|   | Value                  | Amount capable of repaying debt | Value                  | Amount capable of repaying debt |
|   | VND                    | VND                             | VND                    | VND                             |
| <b>Short-term trade payables</b>                            |                        |                                 |                        |                                 |
| <b>a) Payables to related parties</b>                       | <b>39.438.178.564</b>  | <b>39.438.178.564</b>           | <b>47.797.472.646</b>  | <b>47.797.472.646</b>           |
| F.I.T Group., JSC   | 3.967.751.190          | 3.967.751.190                   | 11.292.093.055         | 11.292.093.055                  |
| F.I.T Viet Nam Trading and Import Export Co., Ltd.          | 35.460.472.198         | 35.460.472.198                  | 36.505.379.591         | 36.505.379.591                  |
| FIT Cosmetics JSC.  | 9.955.176              | 9.955.176                       | -                      | -                               |
| <b>b) Other short-term trade payables:</b>                  | <b>73.909.433.891</b>  | <b>73.909.433.891</b>           | <b>57.466.330.946</b>  | <b>57.466.330.946</b>           |
| VW Investment Joint Stock Company                           | 18.657.365.779         | 18.657.365.779                  | 14.817.760.462         | 14.817.760.462                  |
| Nectar Lifesciences Company - India                         | -                      | -                               | 9.790.632.180          | 9.790.632.180                   |
| Refrigeration Electrical Engineering Bach Khoa co.ltd       | 6.929.380.517          | 6.929.380.517                   | -                      | -                               |
| Pho Hien Vietnam Investment and Trading Joint Stock Company | 5.470.745.553          | 5.470.745.553                   | 5.470.745.553          | 5.470.745.553                   |
| Other suppliers   | 42.851.962.042         | 42.851.962.042                  | 27.387.192.751         | 27.387.192.751                  |
| <b>Total</b>  | <b>113.347.612.455</b> | <b>113.347.612.455</b>          | <b>105.263.803.592</b> | <b>105.263.803.592</b>          |

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Cont.)

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

## 17. SHORT-TERM ADVANCES FROM CUSTOMERS

|                                | 31 March 2025        |                                 | 1 January 2025       |                                 |
|--------------------------------|----------------------|---------------------------------|----------------------|---------------------------------|
|                                | Value                | Amount capable of repaying debt | Value                | Amount capable of repaying debt |
|                                | VND                  | VND                             | VND                  | VND                             |
| Advances from others customers | 4.904.033.427        | 4.904.033.427                   | 4.617.474.502        | 4.617.474.502                   |
| - Other customers              | 4.904.033.427        | 4.904.033.427                   | 4.617.474.502        | 4.617.474.502                   |
| <b>Total</b>                   | <b>4.904.033.427</b> | <b>4.904.033.427</b>            | <b>4.617.474.502</b> | <b>4.617.474.502</b>            |

## 18. TAXES AND OTHER RECEIVABLES FROM/ OBLIGATIONS TO THE STATE BUDGET

## a. Receivables

|                      | 31 March 2025        | Amount receivable during the period | Amount actually received during the period | 1 January 2025       |
|----------------------|----------------------|-------------------------------------|--|----------------------|
|                      | VND                  | VND                                 | VND  | VND                  |
| VAT on imports       | 2.886.278.591        | 2.886.278.591                       | 1.027.656.493                              | 1.027.656.493        |
| Export-import duties | 235.918.923          | 305.968.264                         | 194.285.240                                | 124.235.899          |
| Personal income tax  | 24.815.207           | 2.600.000                           | 2.790.000                                  | 25.005.207           |
| Other tax            | 98.220.000           | 98.220.000                          | -  | -                    |
| <b>Total</b>         | <b>3.245.232.721</b> | <b>3.293.066.855</b>                | <b>1.224.731.733</b>                       | <b>1.176.897.599</b> |

## b. Obligations

|                        | 31 March 2025         | Amount already paid during the period | Amount payable during the period | 1 January 2025        |
|------------------------|-----------------------|---------------------------------------|----------------------------------|-----------------------|
|                        | VND                   | VND                                   | VND                              | VND                   |
| - VAT                  | -                     | 829.952.745                           | -                                | 829.952.745           |
| - VAT on imports       | -                     | 6.070.317.553                         | 6.070.317.553                    | -                     |
| - Corporate income tax | 9.381.881.418         | 13.107.826.624                        | 9.407.142.663                    | 13.082.565.379        |
| - Land rental          | 490.177.914           | -                                     | 490.177.914                      | -                     |
| - Personal income tax  | 305.939.811           | 1.028.423.243                         | 987.636.440                      | 348.726.614           |
| - Other taxes, fees    | -                     | 570.836.533                           | 570.836.533                      | -                     |
| <b>Total</b>           | <b>10.177.999.143</b> | <b>21.607.356.698</b>                 | <b>17.526.111.103</b>            | <b>14.259.244.738</b> |

## 19. ACCRUED EXPENSES

|                                   | 31 March 2025         | 1 January 2025        |
|-----------------------------------|-----------------------|-----------------------|
|                                   | VND                   | VND                   |
| Short-term                        |                       |                       |
| Loan interest expenses            | 578.419.086           | 569.014.285           |
| Sales support costs               | 11.599.690.381        | 11.056.833.968        |
| Other short-term accrued expenses | 4.395.801.385         | 4.681.905.824         |
| <b>Total</b>                      | <b>16.573.910.852</b> | <b>16.307.754.077</b> |

## 20. OTHER PAYABLES

|  | 31 March 2025        | 1 January 2025       |
|--|----------------------|----------------------|
|  | VND                  | VND                  |
| Short-term   |                      |                      |
| - Surplus assets for treatment   | 172.739.856          | 172.739.856          |
| - Social insurance, Health insurance, Unemployment insurance premiums, Trade Union's expenditure | 764.050.151          | 597.630.916          |
| - F.I.T Group JSC.   | -                    | 1.088.504.119        |
| - Dividends and profits payable  | 83.802.660           | 83.802.660           |
| - Other payables   | 1.019.083.146        | 923.541.888          |
| <b>Total</b>   | <b>2.039.675.813</b> | <b>2.866.219.439</b> |



**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Cont.)***These notes form an integral part of and should be read in conjunction with the Consolidated Financial Statements***21. BORROWINGS AND FINANCIAL LEASE**

|   | 31 March 2025          |                                 | During the period      |                        | 1 January 2025         |                                 |
|---|------------------------|---------------------------------|------------------------|------------------------|------------------------|---------------------------------|
|   | Value                  | Amount capable of repaying debt | Decrease               | Increase               | Value                  | Amount capable of repaying debt |
|   | VND                    | VND                             | VND                    | VND                    | VND                    |                                 |
| <b>a) Short-term borrowings</b>   | <b>529.842.886.768</b> | <b>529.842.886.768</b>          | <b>241.231.124.221</b> | <b>282.200.287.975</b> | <b>488.873.723.014</b> | <b>488.873.723.014</b>          |
| - Bank loan   | 433.622.099.124        | 433.622.099.124                 | 216.177.040.003        | 255.735.124.257        | 394.064.014.870        | 394.064.014.870                 |
| BIDV - Vinh Long Branch (i)   | 70.709.077.495         | 70.709.077.495                  | 67.700.936.098         | 61.368.815.481         | 77.041.198.112         | 77.041.198.112                  |
| Vietcombank - Vinh Long Branch (ii)                                       | 149.994.773.663        | 149.994.773.663                 | 65.250.000.000         | 65.331.400.488         | 149.913.373.175        | 149.913.373.175                 |
| Mbbank - Can Tho Branch (iii)   | 98.878.491.259         | 98.878.491.259                  | 47.936.145.471         | 75.979.496.274         | 70.835.140.456         | 70.835.140.456                  |
| <i>Kasikornbank public company limited - Ho Chi Minh city branch (iv)</i> | 13.084.093.706         | 13.084.093.706                  | -                      | 13.084.093.706         | -                      | -                               |
| Vietinbank - Thanh An Branch (v)  | 100.955.663.001        | 100.955.663.001                 | 35.289.958.434         | 39.971.318.308         | 96.274.303.127         | 96.274.303.127                  |
| <b>- Current portions of long-term loans</b>                              | <b>96.220.787.644</b>  | <b>96.220.787.644</b>           | <b>25.054.084.218</b>  | <b>26.465.163.718</b>  | <b>94.809.708.144</b>  | <b>94.809.708.144</b>           |
| Vietcombank - Vinh Long Branch  | 22.000.000.000         | 22.000.000.000                  | 5.500.000.000          | 5.500.000.000          | 22.000.000.000         | 22.000.000.000                  |
| Vietinbank Leasing Company  | 24.955.163.640         | 24.955.163.640                  | 7.737.678.217          | 8.148.757.717          | 24.544.084.140         | 24.544.084.140                  |
| Vietinbank - Thanh An Branch  | 40.425.000.004         | 40.425.000.004                  | 9.606.250.001          | 10.606.250.001         | 39.425.000.004         | 39.425.000.004                  |
| BIDV - Vinh Long Branch   | 8.840.624.000          | 8.840.624.000                   | 2.210.156.000          | 2.210.156.000          | 8.840.624.000          | 8.840.624.000                   |
| <b>b) Long-term borrowings</b>  | <b>241.901.550.577</b> | <b>241.901.550.577</b>          | <b>26.465.163.718</b>  | <b>2.397.481.500</b>   | <b>265.969.232.795</b> | <b>265.969.232.795</b>          |
| - Bank loan   | 241.901.550.577        | 241.901.550.577                 | 26.465.163.718         | 2.397.481.500          | 265.969.232.795        | 265.969.232.795                 |
| Vietcombank (vi)  | 24.764.825.167         | 24.764.825.167                  | 5.500.000.000          | -                      | 30.264.825.167         | 30.264.825.167                  |
| Vietinbank - Thanh An Branch (vii)  | 101.703.467.641        | 101.703.467.641                 | 10.606.250.001         | -                      | 112.309.717.642        | 112.309.717.642                 |
| Vietinbank Leasing Company (viii)   | 91.121.546.618         | 91.121.546.618                  | 8.148.757.717          | 2.397.481.500          | 96.872.822.835         | 96.872.822.835                  |
| BIDV - Vinh Long Branch (viii)  | 24.311.711.151         | 24.311.711.151                  | 2.210.156.000          | -                      | 26.521.867.151         | 26.521.867.151                  |



**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Cont.)***These notes form an integral part of and should be read in conjunction with the Consolidated Financial Statements*

| <b>Total</b>  | <b>771.744.437.345</b> | <b>771.744.437.345</b> | <b>267.696.287.939</b> | <b>284.597.769.475</b> | <b>754.842.955.809</b> | <b>754.842.955.809</b> |
|---|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|
| (i) This is the short-term loan from BIDV – Vinh Long Branch with the credit limit of VND 100 billion, the loan term is no more than 12 months. The loan interest rate is 4.7%-5.7%/year. This loan is secured by mortgaging the term deposit.  |                        |                        |                        |                        |                        |                        |
| (ii) This is the short-term loan from Joint Stock Commercial Bank for Foreign Trade of Vietnam - Vinh Long Branch with a loan limit of VND 150 billion, the loan term is no more than 12 months. The loan interest rate is 4.6%-4.9%/year, secured by all assets including construction works and machinery and equipment determined to be formed in the future from the Capsule 3 project, mortgaged term deposits, mortgaged assets are all machinery and equipment formed in the future arising from the investment project to expand the Capsule Factory phase 4, mortgaged assets are circulating inventory of customers with a value of VND 30 billion.   |                        |                        |                        |                        |                        |                        |
| (iii) This is the short-term loan from MBbank – Can Tho Branch with the credit limit of VND 100 billion, the loan term is no more than 12 months. The loan interest rate is 5.64%-5.89%/year. This loan is secured by a mortgage contract, property mortgage and pledge of valuable papers.   |                        |                        |                        |                        |                        |                        |
| (iv) This is the short-term loan from KBbank – TPHCM Branch with the credit limit of VND 50 billion, the loan term is no more than 12 months. The loan interest rate is 4.5%/year. This loan is secured by mortgaging the term deposit  |                        |                        |                        |                        |                        |                        |
| (v) This is the short-term loan from Vietinbank – Thanh An Branch with the credit limit of VND 200 billion (include the credit limit of Can Tho Branch), the loan term is from 25 June 2024 to 6 June 2025. The loan interest rate is 4.8%/year. This loan is secured by mortgaging the term deposit, goods mortgage contract, property mortgage.   |                        |                        |                        |                        |                        |                        |
| (vi) This is the medium and long-term loan from Vietcombank – Vinh Long Branch in accordance with the Agreement No. 03/HDDTDA-VLO.KH dated 29 January 2021 for the purpose of paying reasonable, valid and legal expenses related to the investment for the implementation of the project of " investment in Capsule Production Plant - Phase 4" at No. 21B, Phan Dinh Phung, Ward 8, Vinh Long City, Vinh Long Province of which Cuu Long Pharmaceutical JSC. is an investor; the limit is VND 140,000,000,000, but the maximum does not exceed 70% of total investment of the project not including VAT, the maximum loan term is 72 months commencing from the first disbursement date to the end of the maturity date specified in the bill of debt, the fixed loan interest rate is specified in each bill of debt. The mortgaged loan is the whole asset including construction works and machinery, equipment formed in the future from the Capsule 3 project in accordance with the Mortgage Agreements from No. 200-201/HDTC-VLO.KH dated 3 July 2017 and the Machinery and Equipment Mortgage Agreement No. 03/HDTC-VLO.KH dated 29 January 2021. |                        |                        |                        |                        |                        |                        |
| (vii) Khoản vay trung hạn Ngân hàng TMCP Quân đội - Chi nhánh Cần Thơ theo Hợp đồng cho vay số 45075.21.451.3000626.TD ngày 04 tháng 10 năm 2021 với mục đích thanh toán bù đắp một phần tiền mua xe ô tô nhãn hiệu Land Rover mới 100%, BKS số 51H-864.38 thuộc sở hữu của Công ty Cổ phần Dược phẩm Benovas, số tiền vay là: 5.751.900.000 đồng, thời hạn đi vay là 60 tháng kể từ ngày giải ngân đầu tiên. Lãi suất cho vay được quy định tại văn bản nhận nợ với Ngân hàng. Khoản vay được đảm bảo bằng tài sản là xe ô tô nhãn hiệu Land Rover mới 100%, 05 chỗ, xuất xứ: Anh, model: 2020, sản xuất năm 2019,   |                        |                        |                        |                        |                        |                        |
| (vii) This is the medium and long-term loan from Vietinbank - Thanh An Branch in accordance with the Agreement No. 08/HDCVTL/NHCT320-DUOCCL dated 8 August 2022 for the purpose of paying for land rental in Huu Thanh Industrial Park, Long An Province in accordance with the Land Sublease Contract in Huu Thanh Industrial Park No. 42/TCT-DT dated 28 July 2022 signed between Cuu Long Pharmaceutical Joint Stock Company and IDICO Corporation; the limit is VND 121,700,000,000, the maximum loan term is 48 months commencing from the following day of the initial loan disbursement date. This loan is mortgaged by the Land Use Right Certificate of the land area.   |                        |                        |                        |                        |                        |                        |



**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Cont.)***These notes form an integral part of and should be read in conjunction with the Consolidated Financial Statements*

This is loan from Vietinbank - Thanh An Branch under Investment Project Loan Contract No. 01/2023/HDCVDADADT/NHCT320-BENOVAS dated 27 December 2023, the loan limit is VND 281 billion, loan capital is used to pay reasonable, valid, and legal investment costs of the Benovas Medical Equipment Factory Investment Project, with interest rates stated on each debt receipt and adjusted once a month. The loan term is 84 months from the first disbursement date. Maximum disbursement period is until 30 June 2025. The loan is secured by assets formed from loan capital, which is the Vikimco factory.

(viii) This is the financial lease from Vietinbank Leasing Company with following Contracts: No. 02.086/2022/TSC-CTTC dated 29 November 2022; contract No. 02.001/2023/TSC-CTTC dated 31 January 2023; contract No. 24/2023/CN.MN-CTTC dated 16 March 2023; contract No. 02.069/2023/TSC-CTTC dated 1 November 2023. Rental interest rate 9,2%-11,0%/ year.

(ix) This is the medium and long-term loan from BIDV - Vinh Long Branch in accordance with the Agreement No. 02/2023/742762/HDTD dated 29 September 2023 for the purpose of investment in the project of "Construction of Pharmaceutical Warehouse and R&D Building meeting GSP, GLP standards"; the limit is VND 59,000,000,000, the maximum loan term is 60 months commencing from the first loan capital disbursement date. The loan is mortgaged by the Property Mortgage Contract No. 100/2023/742762/HDBD dated 1 November 2023 and the Asset Mortgage Contract formed in the future No. 096/2023/742762/HDBD dated 1 November 2023.

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Cont.)**

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

**22. OWNER'S EQUITY***Statement on fluctuations in owner's equity*

|   | Capital         | Share<br>premiums | Thặng dư<br>vốn cổ<br>phần | Investment and<br>development<br>funds | Retained earnings | Interest of non-<br>controlling<br>shareholders | Total             |
|---|-----------------|-------------------|----------------------------|--|-------------------|---|-------------------|
|   | VND             | VND               | VND                        | VND                                    | VND               | VND   | VND               |
| Balance at the beginning of the<br>previous period (1 January 2023) | 730.410.300.000 | 220.358.863.743   | -                          | 20.166.850                             | 481.560.938.392   | 18.441.459.543                                  | 1.450.791.728.528 |
| Profit for the period   | -               | -                 | -                          | -                                      | 53.571.100.053    | 574.399.649                                     | 54.145.499.702    |
| Appropriation for funds   | -               | -                 | -                          | -                                      | (2.000.000.000)   | -   | (2.000.000.000)   |
| Balance at the beginning of this<br>period                          | 730.410.300.000 | 220.358.863.743   | -                          | 20.166.850                             | 533.387.809.097   | 19.015.859.192                                  | 1.503.192.998.882 |
| Profit for the period   | -               | -                 | -                          | -                                      | 25.012.706.748    | 144.087.396                                     | 25.156.794.144    |
| Balance at the ending of this period                                | 730.410.300.000 | 220.358.863.743   | -                          | 20.166.850                             | 558.400.515.845   | 19.159.946.588                                  | 1.528.349.793.026 |



**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Cont.)**

*These notes form an integral part of and should be read in conjunction with the Consolidated Financial Statements*

**22. OWNER'S EQUITY (Cont.)**

**a) Statement on fluctuations in owner's equity (Cont.)**

As of 31 March 2025, the increase and decrease in charter capital and share premiums of the Company are as follows:

|                     | 1 January 2025         | Increase during the period | Decrease during the period | 31 March 2025          |
|---------------------|------------------------|----------------------------|----------------------------|------------------------|
|                     | VND                    | VND                        | VND                        | VND                    |
| The charter capital | 730.410.300.000        | -                          | -                          | 730.410.300.000        |
| <b>Total</b>        | <b>730.410.300.000</b> | <b>-</b>                   | <b>-</b>                   | <b>730.410.300.000</b> |

**b) Shares**

|   | 31 March 2025 | 1 January 2025 |
|---|---------------|----------------|
|   | Shares        | Shares         |
| Number of shares registered to be issued    | 73.041.030    | 73.041.030     |
| Number of shares already sold to the public | 73.041.030    | 73.041.030     |
| - Ordinary shares                           | 73.041.030    | 73.041.030     |
| Number of outstanding shares                | 73.041.030    | 73.041.030     |
| - Ordinary shares                           | 73.041.030    | 73.041.030     |
| Face value per outstanding share (VND)      | 10.000        | 10.000         |

**23. OFF BALANCE SHEET ITEMS**

**Foreign currencies**

|                 | Ending balance | Beginning balance |
|-----------------|----------------|-------------------|
|                 |                |                   |
| US Dollar (USD) | 8.962,56       | 8.975,76          |

**24. NET SALES**

|                         | Accumulated from the beginning of the year to the end of this quarter (Current year) | Accumulated from the beginning of the year to the end of this quarter (Previous year) |
|-------------------------|--|---|
|                         | VND  | VND   |
| <b>Sales</b>            |  |   |
| Sales of finished goods | 205.644.739.374  | 189.366.230.272   |
| Sales of merchandises   | 132.926.747.705  | 93.543.778.578  |
| Sales of service        | 8.919.506.840  | -   |
|                         | <b>347.490.993.919</b>   | <b>282.910.008.850</b>  |
| <b>Sales deductions</b> |  |   |
| Trade discounts         | 5.858.226.661  | 4.217.433.428   |
| Sales returns           | 1.616.037.521  | 752.290.215   |
|                         | <b>7.474.264.182</b>   | <b>4.969.723.643</b>  |
| <b>Net sales</b>        | <b>340.016.729.737</b>   | <b>277.940.285.207</b>  |

**25. COSTS OF SALES**

|                              | Accumulated from the beginning of the year to the end of this quarter (Current year) | Accumulated from the beginning of the year to the end of this quarter (Previous year) |
|------------------------------|--|---|
|                              | VND  | VND   |
| Costs of merchandises sold   | 125.067.795.908  | 85.112.161.245  |
| Costs of finished goods sold | 128.519.088.533  | 128.879.119.274   |

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Cont.)**

*These notes form an integral part of and should be read in conjunction with the Consolidated Financial Statements*

|                           |                        |                        |
|---------------------------|------------------------|------------------------|
| Costs other               | 6.009.145.950          | -                      |
| Allowance for inventories | 143.490.952            | 477.150.491            |
| <b>Total</b>              | <b>259.739.521.343</b> | <b>214.468.431.010</b> |

**26. OPERATING COSTS**

|  | Accumulated from the<br>beginning of the year to<br>the end of this quarter<br>(Current year) | Accumulated from the<br>beginning of the year to the<br>end of this quarter<br>(Previous year) |
|--|---|--|
|  | VND   | VND  |
| Materials and supplies                       | 157.491.079.745   | 189.050.582.538  |
| Labor  | 28.557.483.349  | 29.490.486.872   |
| Depreciation/ (amortization) of fixed assets | 12.142.864.297  | 9.593.388.036  |
| Provision for/(Reversal) of provision        | 968.085.311   | (238.062.053)  |
| Other expenses in cash                       | 31.387.540.966  | 29.280.153.451   |
| <b>Total</b>                                 | <b>230.547.053.668</b>  | <b>257.176.548.844</b>   |

**27. FINANCIAL INCOME**

|                                | Accumulated from the<br>beginning of the year to<br>the end of this quarter<br>(Current year) | Accumulated from the<br>beginning of the year to the<br>end of this quarter<br>(Previous year) |
|--------------------------------|---|--|
|                                | VND   | VND  |
| Deposit interests              | 1.262.221.817   | 1.729.307.808  |
| Exchange gain                  | 2.921.046   | 65.470.459   |
| Investment co-operation profit | 6.226.761.778   | 7.434.477.984  |
| <b>Total</b>                   | <b>7.491.904.641</b>  | <b>9.229.256.251</b>   |

**28. FINANCIAL EXPENSES**

|                          | Accumulated from the<br>beginning of the year to<br>the end of this quarter<br>(Current year) | Accumulated from the<br>beginning of the year to the<br>end of this quarter<br>(Previous year) |
|--------------------------|---|--|
|                          | VND   | VND  |
| Loan interest            | 10.129.109.245  | 6.952.934.029  |
| Exchange loss            | 41.507.222  | 52.763.380   |
| Other financial expenses | -   | 55.098.630   |
| <b>Total</b>             | <b>10.170.616.467</b>   | <b>7.060.796.039</b>   |

**29. SELLING EXPENSES AND GENERAL AND ADMINISTRATION EXPENSES**

|   | Accumulated from the<br>beginning of the year to<br>the end of this quarter<br>(Current year) | Accumulated from the<br>beginning of the year to the<br>end of this quarter<br>(Previous year) |
|---|---|--|
|   | VND   | VND  |
| <b>a) Selling expenses incurred during the period</b> |   |  |
| Expenses for employees                                | 9.547.637.761   | 7.563.470.157  |
| Office supplies expenses                              | 146.489.142   | 49.607.064   |
| Depreciation/ (amortization) of fixed assets          | 699.861.627   | 504.921.485  |



**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Cont.)**

*These notes form an integral part of and should be read in conjunction with the Consolidated Financial Statements*

|  |                       |                       |
|--|-----------------------|-----------------------|
| Advertising, events, external services hired | 9.787.514.752         | 11.181.242.871        |
| Other expenses in cash                       | 302.850.703           | 526.849.493           |
| <b>Total</b>                                 | <b>20.484.353.985</b> | <b>19.826.091.070</b> |

**b) General and administration expenses incurred during the period**

|  |                       |                       |
|--|-----------------------|-----------------------|
| Expenses for employees                               | 7.385.868.164         | 4.965.189.114         |
| Cost of tools and supplies                           | 530.809.493           | 245.884.624           |
| Depreciation/ (amortization) of fixed assets         | 663.892.548           | 627.178.936           |
| Allowance/(Reversal) of allowance for doubtful debts | 968.085.311           | (238.062.053)         |
| External services hired                              | 5.918.768.326         | 4.629.441.724         |
| Other expenses in cash                               | 965.068.493           | 207.894.213           |
| <b>Total</b>   | <b>16.432.492.335</b> | <b>10.437.526.558</b> |

**30. OTHER INCOME**

|              | Accumulated from the<br>beginning of the year to<br>the end of this quarter<br>(Current year) | Accumulated from the<br>beginning of the year to the<br>end of this quarter<br>(Previous year) |
|--------------|---|--|
|              | VND   | VND  |
| Other income | 2.484.493.445   | 79.681.810   |
| <b>Total</b> | <b>2.484.493.445</b>  | <b>79.681.810</b>  |

**31. OTHER EXPENSES**

|                | Accumulated from the<br>beginning of the year to<br>the end of this quarter<br>(Current year) | Accumulated from the<br>beginning of the year to the<br>end of this quarter<br>(Previous year) |
|----------------|---|--|
|                | VND   | VND  |
| Other expenses | 8.990.836.552   | 7.402.290.695  |
| <b>Total</b>   | <b>8.990.836.552</b>  | <b>7.402.290.695</b>   |

**32. CURRENT CORPORATE INCOME TAX EXPENSES**

|  | Accumulated from the<br>beginning of the year to<br>the end of this quarter<br>(Current year) | Accumulated from the<br>beginning of the year to the<br>end of this quarter<br>(Previous year) |
|--|---|--|
|  | VND   | VND  |
| Corporate income tax expenses is calculated on taxable income of the current | 9.407.142.663   | 4.767.795.137  |

**33. EARNINGS PER SHARE**

|   | Accumulated from the<br>beginning of the year to<br>the end of this quarter<br>(Current year) | Accumulated from the<br>beginning of the year to the<br>end of this quarter<br>(Previous year) |
|---|---|--|
|   | VND   | VND  |
| Profit/ (loss) after corporate income                           | 25.012.706.748  | 22.140.666.351   |
| Profit for calculating basic earnings per share                 | 25.012.706.748  | 22.140.666.351   |
| Average number of ordinary shares outstanding during the period | 73.041.030  | 73.041.030   |
| Basic earnings per share  | 342   | 303  |
| Face value per share (VND)                                      | 10.000  | 10.000   |



**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Cont.)**

*These notes form an integral part of and should be read in conjunction with the Consolidated Financial Statements*

**34. MAIN TRANSACTION WITH RELATED PARTIES**

**34.1 INCOME OF THE BOARD OF MANAGEMENT, BOARD OF DIRECTORS AND BOARD OF CONTROL**

|  | For the period from<br>1 January 2025 to<br>31 March 2025 | For the period from<br>1 January 2024 to<br>31 March 2025 |
|--|---|---|
|  | VND   | VND   |
| Salary and bonus of the Board of Directors             | 48.428.714  | 639.891.389   |
| Income of the Board of Management and Board of Control | 84.000.000  | 84.000.000  |

Income details for 03 months of 2025 include:

| Ordinal number | Full names               | Position                | Income/Salary 12 months/2024 | Income/Salary 12 months/2023 |
|----------------|--------------------------|-------------------------|------------------------------|------------------------------|
| 1              | Mr. Nguyen Van Sang      | BOM Chairman            | 15.000.000                   | 15.000.000                   |
| 2              | Mr. Nguyen Ngoc Bich     | BOM Member              | -                            | 12.000.000                   |
| 3              | Ms. Nguyen Ngoc Mai      | BOM Member              | 12.000.000                   | -                            |
| 4              | Ms. Bui Hong Hanh        | BOM Member              | 12.000.000                   | 12.000.000                   |
| 5              | Mr. Nguyen Ninh Dung     | BOM Member              | 12.000.000                   | 12.000.000                   |
| 6              | Ms. Tuong Thi Thu Hanh   | BOM Member              | -                            | 12.000.000                   |
| 7              | Mr. Pham Van Ngoc        | BOM Member              | 12.000.000                   | -                            |
| 8              | Ms. Nguyen Thi Thu Huong | BOC Manager             | 9.000.000                    | -                            |
| 9              | Ms. Phan Thi Hoa         | BOC Member              | 6.000.000                    | 9.000.000                    |
| 10             | Ms. Le Thi Thuong        | BOC Member              | -                            | 6.000.000                    |
| 11             | Ms. Pham Thi Hue         | BOC Member              | 6.000.000                    | 6.000.000                    |
| 12             | Mr. Luong Trong Hai      | General Director        | -                            | 186.358.000                  |
| 13             | Mr. Nguyen Van Ban       | General Director        | 21.417.834                   | -                            |
| 14             | Mr. Nghiem Xuan Truong   | Deputy General Director | -                            | 283.556.954                  |
| 15             | Ms. Tran Khiem           | Deputy General Director | -                            | 27.026.435                   |
| 16             | Mr. Nguyen Trong Duc     | Deputy General Director | 27.010.880                   | 142.950.000                  |
|                | <b>Total</b>             |                         | <b>132.428.714</b>           | <b>723.891.389</b>           |

*(Data taken from DCL's separate financial statements)*

**34.2 RELATED PARTIES INFORMATION**

**Related party transactions**

|  | Relationship                      | Current year<br>VND | Previous year<br>VND |
|--|-----------------------------------|---------------------|----------------------|
| <b>F.I.T Group., JSC</b>                           | <b>Holding Company</b>            |                     |                      |
| Consulting fee, office rental and electricity bill |                                   | 3.061.253.893       | 2.722.409.294        |
| <b>FIT Cosmetics JSC.</b>                          | <b>Related to holding Company</b> |                     |                      |
| Purchase   |                                   | 9.059.085           | 230.304.475          |
| <b>F.I.T. Land Investment JSC.</b>                 | <b>Same holding company</b>       |                     |                      |

**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (Cont.)**

*These notes form an integral part of and should be read in conjunction with the Consolidated Financial Statements*

|   |                             |                       |
|---|-----------------------------|-----------------------|
| Receipt from investment co-operation contract             | -                           | 200.000.000           |
| Investment cooperation contract profit receivable         | 666.394.519                 | 680.237.533           |
| <b>F.I.T Viet Nam Trading and Import Export Co., Ltd.</b> | <b>Same holding company</b> |                       |
| Purchase  | 17.839.013.679              | -                     |
| Investment cooperation contract profit receivable         | -                           | 55.098.630            |
| <b>Balance with related parties</b>                       |                             |                       |
|   | <b>Relationship</b>         | <b>31 March 2025</b>  |
|   |                             | <b>1 January 2025</b> |
|   |                             | <b>VND</b>            |
| <b>F.I.T Group., JSC</b>                                  | <b>Holding company</b>      |                       |
| Trade payables  | 3.967.751.190               | 11.292.093.055        |
| Other payables  | -                           | 1.088.504.119         |
| <b>F.I.T. Land Investment JSC.</b>                        | <b>Same holding company</b> |                       |
| Receivables for investment cooperation profit             | 5.064.439.445               | 4.398.044.926         |
| Receivables for investment cooperation principal          | 44.600.000.000              | 44.600.000.000        |
| <b>F.I.T Viet Nam Trading and Import Export Co., Ltd.</b> | <b>Same holding company</b> |                       |
| Other receivables   | 2.910.360.889               | -                     |
| Trade payables  | 35.460.472.198              | 36.505.379.591        |

**35. COMPARATIVE FIGURES**

Comparative figures on the Balance Sheet are figures on the audited Consolidated Financial Statements as of 31 December 2024.

Comparative figures of the Statement of Income and Cash Flows are figures on the financial statements prepared for the same period last year.



**Nguyen Van Ban**

**General Director**

Vinh Long, 28 April 2025

**Bui Thi My Dang**

**Chief Accountant**

**Bui Thi My Dang**

**Prepared by**