

VIMEDIMEX MEDI-PHARMA JOINT STOCK COMPANY

**REVIEWED INTERIM SEPARATE
FINANCIAL STATEMENTS**

For the period from 01 January 2026 to 30 June 2026



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VIMEDIMEX MEDI-PHARMA JOINT STOCK COMPANY

8th Floor, Vimedimex Group Building, No. 46 - 48 Ba Trieu, Cua Nam Ward, Hanoi City, Vietnam

STATEMENT OF THE BOARD OF GENERAL DIRECTORS

The Board of Management and Board of General Directors of Vimedimex Medi-Pharma Joint Stock Company (hereinafter referred to as the "Company") hereby presents this Report together with the Company's reviewed interim separate financial statements for the period from 01 January 2026 to 30 June 2026.

BOARD OF MANAGEMENT AND BOARD OF GENERAL DIRECTORS

The members of the Board of Management, Board of General Directors of the Company during the period from 01 January 2026 to 30 June 2026 and up to the date of this Report are as follows:

The Board of Management

Mr. Le Xuan Tung	Chairman	
Mr. Trinh Thanh Giang	Vice Chairman	
Ms. Tran My Linh	Member	
Mr. Le Tri Dung	Member	Resigned on 12 June 2026
Mr. Le Tien Dung	Member	Resigned on 12 June 2026
Mr. Nguyen Minh Son	Member	
Mr. Nguyen Phan Trung Kien	Member	
Mr. Le Dinh Duong	Member	Appointed on 12 June 2026
Mr. Luong Vu An Binh	Member	Appointed on 12 June 2026
Mr Vu Ngoc Tuan	Member	Appointed on 12 June 2026

Board of General Directors

Ms. Tran My Linh	General Director
Ms. Do Thi Dong	Deputy General Director
Mr. Be Cong Son	Deputy General Director
Mr. Nguyen Bao Anh	Deputy General Director
Mr. Le Tri Dung	Deputy General Director
Mr. Nguyen Anh Tuan	Deputy General Director

Board of Supervisors

Mr. Doan Duc Giang	Chief Supervisor	Resigned on 12 June 2026
Ms. Pham Thu Trang	Chief Supervisor	Appointed on 12 June 2026
Mr. Truong Duy Phong	Member	Dismissed on 12 June 2026
Ms. Nguyen Thanh Thanh Binh	Member	Dismissed on 12 June 2026
Mr. Nguyen Ba Tuan	Member	Dismissed on 26 June 2026
Ms. Nguyen Huong Tra	Member	Appointed on 12 June 2026
		Resigned on 31 July 2026
Ms. Luong Thi Thu Hang	Member	Appointed on 12 June 2026

Chief Accountant

Ms. Nguyen Thi Loan	Chief Accountant	Appointed on 12 February 2026
Ms. Nguyen Thi Thu Dung	Chief Accountant	Dismissed on 12 February 2026

The legal representative of the Company during the accounting period and up to the date of this report is Ms. Tran My Linh - General Director.

STATEMENT OF THE BOARD OF GENERAL DIRECTORS (CONT'D)

THE AUDITOR

The accompanying interim separate financial statements for the period from 01 January 2026 to 30 June 2026 were reviewed by UHY Auditing and Consulting Company Limited.

RESPONSIBILITY OF THE BOARD OF MANAGEMENT AND THE BOARD OF GENERAL DIRECTORS

The Board of General Directors of the Company are responsible for preparing the separate financial statements for the period from 1 January 2026 to 30 June 2026, which give a true and fair view of the separate financial position of the Company, as well as its separate results of operations, and separate cash flows for the period. In preparing those separate financial statements, the Board of Management and the Board of General Directors are required to:

- Select suitable accounting policies and apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the separate financial statements;
- Design and implement an effective system of internal control to ensure preparation and fair presentation of the financial statements in order to limit risks and frauds; and
- Prepare the separate financial statements on a going concern basis unless it is inappropriate to presume that the Company will continue its business.

The Board of Management and the Board of General Directors confirm that the Company has complied with the above requirements in preparing the separate financial statements.

The Board of Management and the Board of General Directors are responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the separate financial position of the Company and to ensure that the separate financial statements comply with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and other relevant legal regulations on preparation and presentation of the separate financial statements. It 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.

For and on behalf of the Board of Management and the Board of General Directors,



Tran My Linh
General Director
Hanoi, 28 August 2026

No.: 1029/2026/UHY-BCSX

REVIEW REPORT ON INTERIM SEPARATE FINANCIAL INFORMATION

*Regarding the interim separate financial statements of Vimedimex Medi-Pharma Joint Stock Company
For the period from 01 January 2026 to 30 June 2026*

**To: Shareholders, Board of Management and Board of General Directors of
Vimedimex Medi-Pharma Joint Stock Company**

We have reviewed the interim separate financial statements for the period from 01 January 2026 to 30 June 2026 of Vimedimex Medi-Pharma Joint Stock Company ("the Company"), which is prepared on 28 August 2026, from page 6 to page 37 that includes the interim separate statement of financial position as at 30 June 2026, the interim separate income statement and the interim separate cash flow statement for the period from 01 January 2026 to 30 June 2026 and Notes to the separate financial statements.

Responsibilities of the Board of Management and Board of General Directors

The Board of Management and Board of General Directors of the Company are responsible for preparing and presenting the interim separate financial statements for the period from 01 January 2026 to 30 June 2026 in a true and fair view in conformity with the Vietnamese Accounting Standards, the Vietnamese Accounting Systems applicable to securities companies, and related legal regulations on the preparation and presentation of the financial statements and for such internal control as the Board of Management and Board of General Directors determine is necessary to enable the preparation and presentation of the financial statements that are free from material misstatements, whether due to fraud or error.

Responsibilities of Auditors

Our responsibility is to express a conclusion on the interim separate financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements 2410 – Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

A review of interim separate financial information consists primarily of making inquiries, mainly of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially narrower in scope than an audit conducted in accordance with Vietnamese Standards on Auditing, and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Auditor's Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim separate financial statements do not give a true and fair view, in all material respects, of the interim financial position of Vimedimex Medi-Pharma Joint Stock Company as at 30 June 2026, and of the interim results of its operations and its interim cash flows for the period from 1 January 2026 to 30 June 2026, in accordance with Vietnamese Accounting Standards, the accounting regime applicable to securities companies in Vietnam and the relevant legal regulations on the preparation and presentation of interim financial statements.

REVIEW REPORT ON INTERIM SEPARATE FINANCIAL INFORMATION (CONT'D)

Emphasis of matters

We draw attention to Note 6, Note 8, Note 15, Note 17 and Note 27 to the accompanying interim separate financial statements.

- As at 30 June 2026, the Company has applied a freezing measure to deposits placed with Vietnam Joint Stock Commercial Bank for Industry and Trade – Quang Trung Branch with a total value of approximately VND 203.01 billion, being the balance relating to proceeds from the cooperation with investors for the construction and operation of the Citilight Building at 45 Vo Thi Sau Street, Da Kao Ward, District 1 (former), Ho Chi Minh City. As the Company has not yet fully determined the capital contribution ratios and the related interests of the investors, the Company's Board of Management is continuing to carry out the necessary procedures to clarify this matter, including seeking the opinions of the Ministry of Health and other competent authorities, on the basis of bank statements, bank account extracts and the Company's 2006 prospectus for the issuance of convertible bonds.
- Pursuant to Resolution No. 01/2026/NQDHDHCD-VMD dated 12 June 2026 of the 2026 Annual General Meeting of Shareholders of Vimedimex Medi-Pharma Joint Stock Company, the General Meeting of Shareholders approved the reporting of the matter to the Ministry of Health and the request for the State Audit Office of Vietnam to audit the investment, construction, management and operation of the 45 Vo Thi Sau Building for the period from 2004 to 2019.
- At the same time, on the basis of the results of the overall review of the capital position, assets and liabilities presented in the consolidated financial statements, the Company determined receivables arising from the attribution of responsibility to certain individuals who were former members of the Company's management, together with other losses, with a total value of approximately VND 1,763.7 billion, corresponding to total offsetting liabilities of approximately VND 1,763.5 billion.

The General Meeting of Shareholders approved the policy on the solution for the write-off of the offsetting liabilities and the restructuring of the liabilities of Vimedimex Medi-Pharma Joint Stock Company. Accordingly, any debts recovered in the future, if any, will be recognised in other income when the recognition criteria are met.

On the basis of the results of the above review, the Board of Management issued a Resolution requiring the Board of General Directors to reclassify all differences between receivables, payables and other assets to the item "Other long-term payables". The balance of this item as at 30 June 2026 was approximately VND 318.4 billion.

The Board of Management and the Board of General Directors of the Company confirm that the above matters arose from acts carried out by certain individuals who were former members of the Company's management, and that the individuals concerned shall bear responsibility for any consequences arising (if any). As determined by the Board of Management and the Board of General Directors of the Company, these matters do not have a material effect on the financial position and the results of operations of the Company for the period from 01 January 2026 to 30 June 2026.

Our conclusion is not modified in respect of these matters.



Phạm Thị Ngọc Tho

Audit Director

Auditor's Practicing Certificate

No. 5354-2026-112-1

For and on behalf of

UHY AUDITING AND CONSULTING COMPANY LIMITED

Hanoi, 28 August 2026

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

ASSETS	Codes	Notes	Closing balance (VND)	Opening balance (VND)
A. CURRENT ASSETS	100		260,054,713,584	301,114,521,508
I. Cash and cash equivalents	110	5	35,767,217,415	13,563,711,991
Cash	111		8,767,217,415	13,563,711,991
Cash equivalents	112		27,000,000,000	-
II. Short-term financial investments	120		224,016,171,144	224,900,000,000
Short-term held-to-maturity investments	123	6	224,016,171,144	224,900,000,000
III. Current receivables	130		60,096,328	62,650,809,517
Short-term trade receivables	131	7	30,682,293,032	30,682,293,032
Other short-term receivables	135	8	60,096,328	62,650,809,517
Provision for doubtful short-term receivables	136		(30,682,293,032)	(30,682,293,032)
VI. Other current assets	160		211,228,697	-
Short-term prepaid expenses	161		9,411,851	-
Deductible value-added tax	162		201,816,846	-
Tax and other receivables from the State budget	163		-	-
B. NON-CURRENT ASSETS	200		442,131,177,078	1,081,008,334,028
I. Long-term receivables	210		121,557,082,919	758,541,928,931
Other long-term receivables	215	8	121,557,082,919	758,541,928,931
II. Fixed assets	220		16,995,651,538	17,455,514,723
Tangible fixed assets	221	9	2,067,455,807	2,294,845,590
- Cost	222		33,496,802,534	33,496,802,534
- Accumulated depreciation	223		(31,429,346,727)	(31,201,956,944)
Intangible fixed assets	227	10	14,928,195,731	15,160,669,133
- Cost	228		22,977,113,159	22,977,113,159
- Accumulated amortization	229		(8,048,917,428)	(7,816,444,026)
IV. Investment property	240	11	56,344,329,365	57,810,318,785
- Cost	241		103,327,212,088	103,327,212,088
- Accumulated depreciation	242		(46,982,882,723)	(45,516,893,303)
V. Long-term assets in progress	250		32,242,182,621	32,242,182,621
Construction in progress	252	12	32,242,182,621	32,242,182,621
VI. Long-term financial investments	260	13	214,958,388,968	214,958,388,968
Investments in subsidiaries	261		207,027,132,620	207,027,132,620
Investments in other entities	263		18,730,978,694	18,730,978,694
Provision for impairment of long-term investments	264		(10,799,722,346)	(10,799,722,346)
VII. Other non-current assets	270		33,541,667	-
Long-term prepaid expenses	271		33,541,667	-
TOTAL ASSETS	280		702,185,890,662	1,382,122,855,536

SEPARATE STATEMENT OF FINANCIAL POSITION (CONT'D)

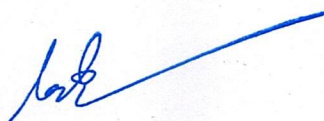
As at 30 June 2026

EQUITY AND LIABILITIES	Codes	Notes	Closing balance (VND)	Opening balance (VND)
C. LIABILITIES	300		328,557,712,087	1,029,101,060,719
I. Current liabilities	310		10,115,640,298	12,718,358,659
Short-term trade payables	311		40,017,009	-
Short-term tax and other payables to the State budget	314	14	3,171,949,842	6,801,501,019
Other short-term payables	320	15	6,903,673,447	5,916,857,640
II. Non-current liabilities	330		318,442,071,789	1,016,382,702,060
Other long-term payables	338	15	318,442,071,789	1,016,382,702,060
D. EQUITY	400	16	373,628,178,575	353,021,794,817
Share capital	411		154,402,680,000	154,402,680,000
- Shares with voting rights	411a		154,402,680,000	154,402,680,000
Share premium	412		114,168,390,910	114,168,390,910
Development investment fund	418		29,732,320,126	29,732,320,126
Other equity funds	419		7,338,446,765	7,338,446,765
Retained earnings	420		67,986,340,774	47,379,957,016
- Retained earnings at the end of the prior year	420a		47,379,957,016	12,669,303,908
- Retained earnings for the current period	420b		20,606,383,758	34,710,653,108
TOTAL EQUITY AND LIABILITIES	440		702,185,890,662	1,382,122,855,536

Approved, 28 August 2026



Vu Ngoc Tuan
Preparer



Nguyen Thi Loan
Chief Accountant



Tran My Linh
General Director

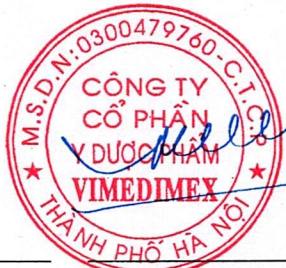
SEPARATE INCOME STATEMENT
For the period from 01 January 2026 to 30 June 2026

ITEMS	Codes	Notes	Current period (VND)	Prior period (VND)
1. Revenue from sales of goods and rendering of services	01	18	51,105,345,983	44,727,903,997
2. Revenue deductions	02		-	-
3. Net revenue from sales of goods and rendering of services	10		51,105,345,983	44,727,903,997
4. Cost of goods sold and services rendered	11	19	20,890,759,280	24,845,684,316
5. Gross profit/(loss) from sales of goods and rendering of services	20		30,214,586,703	19,882,219,681
6. Gain/(loss) on disposal of investment property	21		-	-
7. Financial income	22	20	8,559,718,429	4,193,407,007
8. Financial expenses	23		-	3,019,868,847
- In which: Borrowing costs	24		-	-
9. Selling expenses	25	21	93,374,750	6,167,555,882
10. General and administrative expenses	26	22	12,837,116,926	5,534,618,375
11. Net profit/(loss) from operating activities	30		25,843,813,456	9,353,583,584
12. Other income	31		-	308,161,398
13. Other expenses	32	23	183,667,007	222,319,788
14. Other profit/(loss)	40		(183,667,007)	85,841,610
15. Profit/(loss) before tax	50		25,660,146,449	9,439,425,194
16. Current corporate income tax expense	51	24	5,053,762,691	1,934,776,164
17. Deferred corporate income tax expense	52		-	-
18. Profit/(loss) after tax	60		20,606,383,758	7,504,649,030

Approved, 28 August 2026


Vu Ngoc Tuan
Preparer


Nguyen Thi Loan
Chief Accountant



Tran My Linh
General Director

SEPARATE CASH FLOW STATEMENT
(Applying indirect method)
For the period from 01 January 2026 to 30 June 2026

Items	Codes	Notes	Current period (VND)	Prior period (VND)
I. Cash flows from operating activities				
<i>Profit before tax</i>	01		25,660,146,449	9,439,425,194
<i>Adjustments for:</i>				
Depreciation and amortization	02		1,925,852,605	1,979,128,883
Foreign exchange (gains)/losses arising from revaluation of monetary items denominated in foreign currencies	04		-	2,204,400,799
Gain/(loss) related to financing and investing activities	05		(8,559,718,429)	(4,193,407,007)
<i>Operating profit before changes in working capital</i>	08		19,026,280,625	9,429,547,869
Increase, decrease in receivables	09		699,373,742,355	389,807,158
Increase, decrease in payables (excluding interest and corporate income tax)	11		(696,860,834,139)	16,005,725,572
Increase, decrease in prepaid expenses	12		(42,953,518)	1,367,677,156
Corporate income tax paid	15		(8,736,277,184)	(2,294,591,988)
<i>Net cash flows from operating activities</i>	20		12,759,958,139	24,898,165,767
II. Cash flows from investing activities				
Cash payments for acquisition of fixed assets and other long-term assets	21		-	(753,335,044)
Cash proceeds from disposals of fixed assets and other long-term assets	22		-	-
Cash outflows for loans granted and purchase of debt instruments of other entities	23		(26,116,171,144)	(175,900,000,000)
Cash inflows from collection of loans and disposal of debt instruments of other entities	24		27,000,000,000	-
Cash outflows for equity investments in other entities	25		-	-
Cash inflows from recovery of investments in other entities	26		-	-
Interest and dividends received	27		8,559,718,429	1,493,956,322
<i>Net cash flows from investing activities</i>	30		9,443,547,285	
<i>Net cash flows during the period</i>	50		22,203,505,424	(150,261,212,955)
<i>Opening balance of cash and cash equivalents</i>	60	5	13,563,711,991	186,536,771,380
<i>Effects of exchange rate changes</i>	61		-	-
<i>Closing balance of cash and cash equivalents</i>	70	5	35,767,217,415	36,275,558,425


Vu Ngoc Tuan
Preparer


Nguyen Thi Loan
Chief Accountant

Approved, 28 August 2026

Tran My Linh
General Director

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

(These notes are an integral part of and should be read in conjunction with the accompanying separate financial statements)

1. GENERAL INFORMATION

1.1. OWNERSHIP STRUCTURE

Vimedimex Medi-Pharma Joint Stock Company (hereinafter referred to as “the Company”) was established and has been operating under Enterprise Registration Certificate No. 0300479760, initially issued by Hanoi Department of Finance (formerly Hanoi Authority for Planning and Investment) on 12 June 2006 and amended for the 36th time on 27 March 2023.

The registered head office of the Company is located on the 8th Floor, Vimedimex Group Building, No. 46 - 48 Ba Trieu, Cua Nam Ward, Hanoi City.

The Company’s charter capital as stated in the Business Registration Certificate is VND 154,402,680,000 (*One hundred fifty-four billion, four hundred two million, six hundred eighty thousand dong*). Total number of shares is 15,440,268 shares, par value of 01 (one) share is VND 10,000.

The total number of employees of the Company as at 30 June 2026 was 31 (as at 01 January 2026: 35).

1.2. BUSINESS LINES AND PRINCIPAL ACTIVITIES

The Company operates principally in the fields of trading, services, and real estate business.

The Company’s principal business activities include:

- Acting as an entrusted agent for import and export services;
- Leasing office buildings and warehouses.

1.3. NORMAL OPERATING CYCLE

The Company's normal operating cycle is carried out within a period not exceeding 12 months.

1.4. COMPANY STRUCTURE

As at 30 June 2026, the Company had the following subsidiaries:

Company name	Place of establishment and operation	Ownership ratio	Voting rights ratio	Principal business activities
Vimedimex Pharmaceutical Co.,LTD	Ho Chi Minh	100%	100%	Wholesale of pharmaceutical products, pharmaceuticals, functional foods, medical equipment, cosmetics, and consumer goods for mothers and children
Vimedimex Binh Duong One Member Co.,LTD	Binh Duong	100%	100%	Wholesale of pharmaceutical products, pharmaceuticals, functional foods, medical equipment, cosmetics, and consumer goods for mothers and children
Vimedimex Pharmaceutical Distribution Center Co.,LTD	Hanoi	55.6%	55.6%	Wholesale, retail of pharmaceutical products, business cooperation, medical examination and treatment

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the accompanying separate financial statements)

1. GENERAL INFORMATION (CONT'D)

1.4. COMPANY STRUCTURE (CONT'D)

As at 30 June 2026, the Company has the following dependent units:

Unit name	Address	Principal business activities
Hanoi branch	Hanoi	Trade and distribution of pharmaceutical products
Da Lat Center for Research on Cultivation and Processing of Medicinal Plants (*)	Da Lat	Cultivation of medicinal plants

(*) The Hanoi branch and Da Lat Research Center for Medicinal Plant Cultivation and Processing has currently ceased operations.

1.5. STATEMENT ON THE COMPARABILITY OF INFORMATION IN THE SEPARATE FINANCIAL STATEMENTS

As presented in Note 3 - Applied Accounting Standards and Regulations, from 01 January 2026, the Company has applied Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance providing guidance on the Vietnamese Corporate Accounting System. Accordingly, the Company updated certain accounting policies relating to the classification and recognition of financial investments, the recognition of revenue and expenses, the accounting treatment of Exchange differences, and the presentation of the financial statements. The changes in accounting policies have been made in order to reflect more appropriately the substance of economic transactions and events, and do not significantly change the Company's financial position as at 30 June 2026, or its results of operations and cash flows for the period from 01 January 2026 to 30 June 2026.

The Company has restated the comparative figures; therefore, the figures presented in the Company's interim financial statements for the period from 01 January 2026 to 30 June 2026 are comparable with the corresponding figures of the prior period.

2. ACCOUNTING PERIOD, UNIT OF CURRENCY USED IN FINANCIAL STATEMENTS.

2.1. ACCOUNTING PERIOD

The financial year of the Company begins from 01 January to 31 December.

The accompanying separate financial statements have been prepared for the period from 01 January 2026 to 30 June 2026

2.2. UNIT OF CURRENCY OF THE SEPARATE FINANCIAL STATEMENTS

The accounting currency used in accounting records and in the preparation of these separate financial statements is Vietnamese Dong (VND).

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the accompanying separate financial statements)

3. APPLIED ACCOUNTING STANDARDS AND REGULATIONS

3.1. STATEMENT OF COMPLIANCE WITH ACCOUNTING STANDARDS AND REGULATIONS

The Board of Management and The Board of General Director ensures compliance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System promulgated under Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance, the guidance circulars for the implementation of Vietnamese Accounting Standards issued by the Ministry of Finance, and other relevant legal regulations relating to the preparation and presentation of financial statements.

3.2. BASIS OF PREPARATION SEPARATE FINANCIAL STATEMENTS

The Company's separate financial statements are prepared on an accrual basis in accordance with the historical cost principle.

The Company applies Vietnamese Accounting Standards and the Vietnamese Corporate Accounting System promulgated under Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance, the guidance circulars for the implementation of Vietnamese Accounting Standards, and other relevant legal regulations on preparation and presentation of the financial statements

Users of the interim separate financial statements should read them together with the interim consolidated financial statements of the Company and its subsidiaries (the "Group") for the period from 01 January 2026 to 30 June 2026 in order to obtain full information on the financial position, results of operations and cash flows of the Group.

4. SIGNIFICANT ACCOUNTING POLICIES

The following are the significant accounting policies applied by the Company in the preparation of the separate financial statements for the period from 01 January 2026 to 30 June 2026

4.1. ACCOUNTING ESTIMATES

The preparation of the separate financial statements in conformity with Vietnamese Accounting Standards requires the Board of General Directors to make estimates and assumptions that affect the reported amounts of liabilities, assets, and the disclosure of contingent liabilities and assets as at the reporting date, as well as the reported amounts of revenue and expenses during the accounting period (financial year). Actual results may differ from those estimates and assumptions.

4.2. CASH AND CASH EQUIVALENTS

Cash and cash equivalents include cash on hand, demand deposits at banks, deposits, and guarantees, as well as short-term investments with an original maturity of no more than 3 months, easily convertible into a known amount of cash, and subject to insignificant risk of changes in value.

4.3. RECEIVABLES AND PROVISIONS FOR DOUBTFUL RECEIVABLES

Receivables are presented at their carrying amounts, net of provision for doubtful debts.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the accompanying separate financial statements)

4. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.3 RECEIVABLES AND PROVISIONS FOR DOUBTFUL RECEIVABLES (CONT'D)

The classification of receivables is based on the following principles:

- Trade receivables represent amounts receivable arising from commercial transactions related to the sale of goods and services between the Company and independent buyers.
- Other receivables represent non-commercial receivables that are not related to purchase and sale transactions.
- Provision for doubtful debts is made by the Company for receivables that are overdue for payment as stipulated in economic contracts, contractual commitments, or debt acknowledgement letters, for which the Company has made repeated collection attempts but has not yet recovered the debts. The determination of the overdue period for such receivables is based on the original payment terms stated in the initial sales or purchase contracts, excluding any extensions of payment terms agreed upon between the parties. In addition, the provision is also made for receivables that are not yet due for payment but where the debtors have gone bankrupt, are in the process of dissolution, have gone missing, or have absconded. The provision shall be reversed when the debts are subsequently recovered.
- Any increase or decrease in the provision for doubtful debts as at the reporting date is recognised in general and administrative expenses.

4.4. TANGIBLE FIXED ASSETS AND DEPRECIATION

Tangible fixed assets are stated at cost less accumulated depreciation. The cost of a tangible fixed asset comprises all expenditures incurred by the Company to acquire the asset up to the time the asset is brought to the location and condition necessary for it to operate in the manner intended by the Company. Expenditures incurred subsequent to initial recognition are added to the carrying amount of the asset only when it is probable that such expenditures will generate future economic benefits from the use of the asset. Expenditures that do not satisfy the above condition are recognised as production and business expenses in the period incurred.

When tangible fixed assets are sold or disposed of, their cost and accumulated depreciation are derecognised, and any resulting gain or loss is recognised as income or expense for the year.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives. The estimated useful life of the various categories of tangible fixed assets are as follows:

Assets	Useful life (year)
- Building, structure and property	05 - 25
- Machinery, equipment	05 - 08
- Transportation vehicles	06 - 10
- Office, administrative equipment	03 - 08
- Perennial garden	06
- Others	04 - 25

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the accompanying separate financial statements)

4. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.5. INTANGIBLE FIXED ASSETS AND AMORTISATION

Intangible fixed assets are stated at cost and presented in the statement of financial position at cost, accumulated amortisation, and net book value.

Intangible fixed assets are presented at cost less accumulated amortisation.

The cost of intangible fixed assets includes all expenditures incurred by the Company to bring the asset to the location and condition necessary for it to operate in the manner intended by the Company. Costs related to intangible fixed assets incurred after initial recognition are recognised as production and business expenses in the period incurred unless these costs are directly associated with a specific intangible fixed asset and increase the future economic benefits expected to be derived from that asset.

Intangible fixed assets are presented at cost less accumulated amortisation. These comprise management-related software, which is amortised over their estimated useful lives ranging from 3 to 48 years.

4.6. INVESTMENT PROPERTIES

The right to utilise land, a house, a portion of a house, or infrastructure that is possessed by the Company for the purpose of earning income through rental or capital appreciation is referred to as investment property. Investment property is stated at its historical cost, minus the accumulated depreciation. The historical cost of investment property is the total cost that the Company is required to pay or the fair value of the consideration given to acquire the investment property up to the time of purchase or completion of construction.

Subsequent costs relating to investment properties incurred after initial recognition are recognised as expenses, unless such costs are probable to result in future economic benefits from the investment properties in excess of the originally assessed performance, in which case they are capitalised as part of the cost of the investment properties.

When investment properties are sold, the cost and accumulated depreciation are written off, and any resulting gain or loss is recognised as income or expense in the year.

Transfers from owner-occupied property or inventories to investment property are effected exclusively when the proprietor ceases to use the property and commences leasing it to another party or at the conclusion of the construction phase. Transfers from investment property to owner-occupied property or inventories happen exclusively when the proprietor commences to utilise the property or to develop it with the intention of selling it. Transfers from investment property to owner-occupied property or inventories do not alter the cost or carrying amount of the property at the time of the transfer.

The straight-line method is applied to depreciate investment properties that are used for rental purposes over their anticipated useful lives. The estimated useful lives of investment properties are as follows:

Assets	Useful life (year)
- Building, structure and property	24 - 25
- Land use rights	50

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the accompanying separate financial statements)

4. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.7. FINANCIAL INVESTMENTS

Held-to-maturity financial investments

An investment is classified as held-to-maturity when the Company has the positive intention and ability to hold it to maturity. The Company's held-to-maturity investments comprise term deposits with banks.

When there is firm evidence that part or all of an investment may not be recoverable and the amount of the loss can be measured reliably, the loss is recognised in financial expenses during the period.

Investments in subsidiaries

Subsidiaries are entities controlled by the Company. Control is achieved when the Company has the power to govern the financial and operating policies of the investees so as to obtain economic benefits from their activities.

Investments in subsidiaries are initially recognised at cost, including the purchase price or capital contribution together with costs directly attributable to the acquisition of the investment. Where the investment is made by way of non-monetary assets, the cost of the investment is measured at the fair value of the non-monetary assets at the transaction date.

Dividends and profits attributable to periods before the acquisition of the investment are deducted from the carrying amount of the investment. Dividends and profits attributable to periods after the acquisition are recognised as income. Dividends received in the form of shares are recorded only as an increase in the number of shares held, without recognising the value of the shares received.

A provision for impairment of investments in subsidiaries is established when a subsidiary incurs losses, at an amount equal to the difference between the total actual contributed capital of the parties in the subsidiary and its actual equity, multiplied by the Company's ownership percentage of the total actual contributed capital of the parties in the subsidiary. Where the subsidiary is required to prepare consolidated financial statements, the consolidated financial statements are used as the basis for determining the provision for impairment.

Investments in equity instruments of other entities

Investments in equity instruments of other entities comprise investments in equity instruments over which the Company has neither control, joint control nor significant influence.

Investments in equity instruments of other entities are initially recognised at cost, including the purchase price or capital contribution together with costs directly attributable to the investment. Dividends and profits attributable to periods before the acquisition of the investment are deducted from the carrying amount of the investment. Dividends and profits attributable to periods after the acquisition are recognised as income. Dividends received in the form of shares are recorded only as an increase in the number of shares held, without recognising the value of the shares received.

A provision for impairment of investments in equity instruments of other entities is made at the date of preparation of the separate financial statements where such investments have declined in value below their cost, and is determined as follows:

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the accompanying separate financial statements)

4. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.7 FINANCIAL INVESTMENTS (CONT'D)

- For investments in listed shares or investments whose fair value can be determined reliably, the provision is based on the market value of the shares.
- For investments whose fair value cannot be determined as at the reporting date, the provision is recognised at an amount equal to the difference between the total actual contributed capital of the parties in the other entity and its actual equity, multiplied by the Company's ownership percentage of the total actual contributed capital of the parties in the other entity.

Where the investee is required to prepare consolidated financial statements, the consolidated financial statements are used as the basis for determining the provision for impairment.

Any increase or decrease in the provision for impairment of investments in subsidiaries and in other entities required to be recognised at the reporting date is recognised in financial expenses.

4.8. PAYABLES AND ACCRUED EXPENSES

Payables and accrued expenses are recognised for future amounts payable in relation to goods and services received. Accrued expenses are recognised based on reasonable estimates of the amounts payable.

The classification of payables as trade payables, accrued expenses and other payables is carried out according to the following principles:

- Trade payables reflect payables of commercial transactions from the purchase of goods, services, assets where the supplier is an independent entity from the Company, including payables from imports through trustees.
- Accrued expenses reflect amounts payable for goods and services received from suppliers or provided to customers but not yet paid due to a lack of invoices or insufficient accounting records and documents and amounts payable to employees in terms of leave wages, operating expenses deducted in advance.
- Other payables reflect payables that are non-commercial in nature, unrelated to the purchase, sale or provision of goods and services.

4.9. OWNER'S EQUITY

Owner's equity is recognised according to the actual amount of capital contributed by shareholders.

Retained earnings reflect the business results (profit or loss) after corporate income tax and the distribution or settlement of losses by the Company. The distributable accumulated earnings are required to not exceed the undistributed profit after tax in the consolidated financial statements after the impact of profits recorded from bargain purchases has been excluded. Retained earnings may be distributed to investors, appropriated to funds in accordance with the Company's Charter and the regulations of Vietnamese law, and are subject to approval by the General Meeting of Shareholders.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the accompanying separate financial statements)

4. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.10. REVENUE

Revenue is recognised when it is probable that the economic benefits will flow to the company and can be reliably measured. Net revenue is measured at the fair value of the amounts received or receivable after deducting trade discounts, sales rebates, and sales returns. Revenue is recognised when the following conditions are simultaneously satisfied:

Revenue from rendering of services

Revenue from rendering of services is recognised when all the following conditions are simultaneously met:

- Revenue is determined with relative certainty;
- Ability to derive economic benefits from the transaction of providing such services;
- Determine the part of work completed on the date of preparation of the statement of financial position;
- Determine the costs incurred for the transaction and the cost to complete the transaction to provide that service.

The extent of service work finished is established by the approach used to evaluate the completed tasks.

Finance income

Revenue arising from interest, royalties, dividends, profit distributions, and other finance income is recognised when both of the following conditions are satisfied:

- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The revenue can be measured reliably.

4.11. COST OF GOODS SOLD

The cost of goods sold in the year is recorded in accordance with the revenue generated in the period and ensures compliance with the prudence principle.

4.12. FINANCE EXPENSE

Finance expenses include losses incurred from foreign currency sales, foreign exchange losses, and other related items.

These expenses are recorded at their total amounts incurred during the period and are not offset against financial income.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the accompanying separate financial statements)

4. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

4.13. TAXATION

Input value-added tax (VAT) is accounted for using the deduction method.

The current tax payable is calculated based on taxable income for the year. Taxable income may differ from accounting profit before tax presented in the income statement as it excludes taxable or deductible income and expenses in other years (including carryforward losses, if any) and non-taxable or non-deductible items.

The current corporate income tax rate is 20%.

Taxable profit is determined based on the business results after adjustment for non-taxable income and non-deductible expenses. The determination of the current taxable profit and corporate income tax payable is based on prevailing tax regulations. However, these regulations are subject to periodic variation and their ultimate determination depends on the results of tax authorities' examination.

Other taxes are in accordance with the prevailing regulations of the State.

4.14. RELATED PARTIES

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

When considering each related party relationship, attention is paid to the nature of the relationship, not just its legal form. Accordingly, all transactions and balances with related parties are disclosed by the Company in the notes below.

5. CASH AND CASH EQUIVALENTS

	Closing balance (VND)	Opening balance (VND)
- Demand deposits	8,767,217,415	13,563,711,991
+ Vietnam Joint Stock Commercial Bank for Industry and Trade – Quang Trung Branch	7,072,297,021	13,104,262,768
+ Other banks	1,694,920,394	459,449,223
- Cash equivalents	27,000,000,000	-
+ Vietnam Joint Stock Commercial Bank for Industry and Trade – Quang Trung Branch	27,000,000,000	-
Total	35,767,217,415	13,563,711,991

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the accompanying separate financial statements)

6. SHORT-TERM FINANCIAL INVESTMENTS

Items	Closing balance (VND)			Opening balance (VND)		
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
Short-term	224,016,171,144	224,016,171,144	-	224,900,000,000	224,900,000,000	-
Time deposits	224,016,171,144	224,016,171,144	-	224,900,000,000	224,900,000,000	-
<i>Vietnam Joint Stock Commercial Bank for Industry and Trade – Quang Trung Branch</i>	<i>224,016,171,144</i>	<i>224,016,171,144</i>	<i>-</i>	<i>224,900,000,000</i>	<i>224,900,000,000</i>	<i>-</i>
Total	224,016,171,144	224,016,171,144	-	224,900,000,000	224,900,000,000	-

These are term deposits placed with Vietnam Joint Stock Commercial Bank for Industry and Trade – Quang Trung Branch, bearing interest rates ranging from 4.75% to 7.5% per annum.

Included therein are deposits placed with Vietnam Joint Stock Commercial Bank for Industry and Trade – Quang Trung Branch which have been subject to a freezing measure applied by the Company under internal decisions, relating to proceeds from the operating lease of the Citilight Building at 45 Vo Thi Sau, District 1 (former), Ho Chi Minh City (see further details in Note 27). As the capital contribution ratios of the related investors have not yet been determined, the Company's Board of Management is carrying out the procedures to seek the opinion of the Ministry of Health in order to determine the actual contributed capital ratios on the basis of bank statements, bank account extracts and the 2006 prospectus for the issuance of convertible bonds of Vimedimex Medi-Pharma Joint Stock Company; accordingly, the interests attributable to those investors have not yet been determined. Pursuant to the Resolution of the 2026 Annual General Meeting of Shareholders of Vimedimex Medi-Pharma Joint Stock Company (Resolution No. 01/2026/NQDHDCCD-VMD dated 12 June 2026), the General Meeting of Shareholders approved the reporting of the matter to the Ministry of Health and to the State Audit Office of Vietnam for an audit of the investment, construction and operation of the 45 Vo Thi Sau Building by Vimedimex Medi-Pharma Joint Stock Company for the period from 2004 (prior to equitisation) to 2019.

VIMEDIMEX MEDI-PHARMA JOINT STOCK COMPANY

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INTERIM SEPARATE FINANCIAL STATEMENTS
NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the accompanying separate financial statements)

7. TRADE RECEIVABLES

	Closing balance (VND)		Opening balance (VND)	
	Cost	Provision	Cost	Provision
- Trade receivables from other customers	30,682,293,032	30,682,293,032	30,682,293,032	30,682,293,032
+ <i>Phat Nhu Quan Pharmaceutical Company Limited</i>	30,682,293,032	30,682,293,032	30,682,293,032	30,682,293,032
Total	30,682,293,032	30,682,293,032	30,682,293,032	30,682,293,032

8. OTHER RECEIVABLES
8.1. OTHER SHORT-TERM RECEIVABLES

	Closing balance (VND)		Opening balance (VND)	
	Cost	Provision	Cost	Provision
Short-term				
+ <i>Advances</i>	16,450,768	-	-	-
+ <i>Ngoc Linh Trang Pharmaceutical Trading Company Limited (*)</i>	-	-	13,637,924,769	-
+ <i>Vinpharco Pharmaceutical Joint Stock Company (*)</i>	-	-	16,776,318,532	-
+ <i>Vietnam Trading and Pharmaceutical Joint Stock Company (*)</i>	-	-	18,574,103,597	-
+ <i>Thy Thu Pharmaceutical Company Limited (*)</i>	-	-	8,962,462,619	-
+ <i>Ms. Mai Thuy Linh (*)</i>	-	-	4,700,000,000	-
+ <i>Other receivables</i>	43,645,560	-	-	-
Total	60,096,328	-	62,650,809,517	-

(*) Pursuant to the Minutes of the Board of Management Meeting No. 08/2026/BBHDQT-VMD dated 28 April 2026 of Vimedimex Medi-Pharma Joint Stock Company, the Board of Management resolved to monitor other receivables and other payables of an offsetting nature outside the statement of financial position.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)*(These notes are an integral part of and should be read in conjunction with the accompanying separate financial statements)***8. OTHER RECEIVABLES (CONT'D)****8.2. OTHER LONG-TERM RECEIVABLES**

	Closing balance (VND)		Opening balance (VND)	
	Cost	Provision	Cost	Provision
- Receivable from BV Pharma Joint Stock Company	-	-	167,151,105,408	-
- Receivables arising from the review results of the Board of Management of VMD (*)	121,557,082,919	-	591,390,823,523	-
+ Receivable for losses on rental of the building at 246 Cong Quynh	-	-	24,801,909,094	-
+ Receivable for losses on rental of the building at 45 Vo Thi Sau	-	-	23,337,941,538	-
+ Receivables from individuals relating to the Company's dividends recorded in individuals' accounts (years 2021 and 2022)	-	-	6,512,107,500	-
+ Receivables from individuals (former members of the management of Vimedimex Pharmaceutical JSC pursuant to the Minutes of the Board of Management Meeting	121,557,082,919	-	343,738,865,391	-
+ Receivables from individuals (former members of the management of Vimedimex Pharmaceutical JSC pursuant to the Minutes of the Board of Management Meeting No. 136/2024/BB-VMG dated 31 December 2024 of Vimedimex Pharmaceutical Group JSC)	-	-	193,000,000,000	-
Total	121,557,082,919	-	758,541,928,931	-

(*) These represent receivables arising from the overall review of the Company's capital and asset position, including the allocation of responsibilities to individuals who were former members of the Company's management, as well as other losses, in accordance with resolutions of the Company's Board of Management. Pursuant to the Minutes of the Board of Management Meeting No. 08/2026/BBHDQT-VMD dated 28 April 2026 of Vimedimex Medi-Pharma Joint Stock Company, the Board of Management resolved to monitor other receivables and other payables of an offsetting nature outside the statement of financial position.

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the accompanying separate financial statements)

9. TANGIBLE FIXED ASSETS

	Buildings and structures	Machinery and equipment	Motor vehicles	Office equipment	Perennial gardrn	Others	Unit: VND Total
Cost							
Opening balance	16,726,425,586	4,739,336,906	4,206,911,322	4,765,817,150	152,810,137	2,905,501,433	33,496,802,534
Closing balance	16,726,425,586	4,739,336,906	4,206,911,322	4,765,817,150	152,810,137	2,905,501,433	33,496,802,534
Accumulated depreciation							
Opening balance	(14,951,140,495)	(4,424,204,668)	(4,052,556,531)	(4,765,817,150)	(152,810,137)	(2,855,427,963)	(31,201,956,944)
Depreciation	(176,462,418)	(25,864,522)	(20,419,620)	-	-	(4,643,223)	(227,389,783)
Closing balance	(15,127,602,913)	(4,450,069,190)	(4,072,976,151)	(4,765,817,150)	(152,810,137)	(2,860,071,186)	(31,429,346,727)
Net book value							
Opening balance	1,775,285,091	315,132,238	154,354,791	-	-	50,073,470	2,294,845,590
Closing balance	1,598,822,673	289,267,716	133,935,171	-	-	45,430,247	2,067,455,807

- The cost of tangible fixed assets as at 30 June 2026 that have been fully depreciated but are still in use: VND 22,655,903,070 (as at 01 January 2026: VND 22,655,903,070).

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the accompanying separate financial statements)

10. INTANGIBLE FIXED ASSETS

Unit: VND

	<u>Land use rights</u>	<u>Software</u>	<u>Total</u>
Cost			
Opening balance	21,279,738,169	1,697,374,990	22,977,113,159
Closing balance	21,279,738,169	1,697,374,990	22,977,113,159
Accumulated amortisation			
Opening balance	(6,119,069,036)	(1,697,374,990)	(7,816,444,026)
Amortisation for the period	(232,473,402)	-	(232,473,402)
Closing balance	(6,351,542,438)	(1,697,374,990)	(8,048,917,428)
Net book value			
Opening balance	15,160,669,133	-	15,160,669,133
Closing balance	14,928,195,731	-	14,928,195,731

The cost of intangible assets as at 30 June 2026 that have been fully amortised but are still in use: VND 1,697,374,990 (as at 01 January 2026: VND 1,697,374,990).

11. INVESTMENT PROPERTIES

Unit: VND

	<u>Opening balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Closing balance</u>
Investment properties held for lease				
Cost	103,327,212,088	-	-	103,327,212,088
Land use rights	59,568,178,831	-	-	59,568,178,831
Buildings	43,759,033,257	-	-	43,759,033,257
Accumulated depreciation	(45,516,893,303)	(1,465,989,420)	-	(46,982,882,723)
Land use rights	(17,471,984,033)	(658,211,920)	-	(18,130,195,953)
Buildings	(28,044,909,270)	(807,777,500)	-	(28,852,686,770)
Net book value	57,810,318,785	(1,465,989,420)	-	56,344,329,365
Land use rights	42,096,194,798	(658,211,920)	-	41,437,982,878
Buildings	15,714,123,987	(807,777,500)	-	14,906,346,487

Investment properties comprise a portion of the building and the land use rights located at 246 Cong Quynh Street, District 1 (former), Ho Chi Minh City, and the building at 45 Vo Thi Sau Street, Da Kao Ward, District 1 (former), Ho Chi Minh City, which are being leased out.

The Company has not determined the fair value of the investment properties as at the end of the accounting period.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)*(These notes are an integral part of and should be read in conjunction with the accompanying separate financial statements)***12. CONSTRUCTION IN PROGRESS**

	Closing balance (VND)		Opening balance (VND)	
	Cost	Recoverable amount	Cost	Recoverable amount
- Project at 18 Hoang Van Thu, Da Lat (*)	27,637,379,453	27,637,379,453	27,637,379,453	27,637,379,453
- Office project in Can Tho city	4,604,803,168	4,604,803,168	4,604,803,168	4,604,803,168
Total	32,242,182,621	32,242,182,621	32,242,182,621	32,242,182,621

(*): Investment project to build the Research Center for Conservation and Development of Medicinal Herbs in the Central Highlands at No. 18 Hoang Van Thu, Ward 5, Da Lat City, Lam Dong Province (now No. 18 Hoang Van Thu, Cam Ly Ward - Da Lat, Lam Dong Province) according to the Investment and Business Cooperation Contract signed between the Company and Thao Nguyen Real Estate Investment Joint Stock Company ("Thao Nguyen"). The project is implemented on an area of 51,523.99 m2 with the goal of conserving and developing Medicinal Herbs in the Central Highlands, building a facility for accommodation to serve Organizations/Individuals who want to come to research, visit, and relax to introduce the model of conservation and development of Medicinal Herbs, and develop agricultural tourism.

According to the terms of the business cooperation contract, the Company represents the parties as the Investor. The Company's capital contribution is all assets attached to the land plot and contributes as the Project Investor. Thao Nguyen contributes the entire amount of money needed to establish and implement the Project. The cooperation profit will be divided between each party as follows: The Company receives 10% and Thao Nguyen receives 90% of the cooperation profit.

According to the agreement between the two parties, all investment costs for the Project construction and other costs arising in case the Project is not approved by the competent State agency or the project is not operated effectively will be borne by Thao Nguyen. At the time of preparing this separate financial report, the Project is still in the investment preparation stage.

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the accompanying separate financial statements)

13. LONG-TERM INVESTMENTS

Items	Closing balance (VND)			Opening balance (VND)		
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
Investments in subsidiaries	207,027,132,620	207,027,132,620	-	207,027,132,620	207,027,132,620	-
- Vimedimex Pharmaceutical Distribution Center Company, Ltd	92,027,132,620	92,027,132,620	-	92,027,132,620	92,027,132,620	-
- Vimedimex Binh Duong One Member	50,000,000,000	50,000,000,000	-	50,000,000,000	50,000,000,000	-
- Vimedimex Medi-Pharma JSC	65,000,000,000	65,000,000,000	-	65,000,000,000	65,000,000,000	-
Investment in other entities	18,730,978,694	18,730,978,694	(10,799,722,346)	18,730,978,694	18,730,978,694	(10,799,722,346)
- Vietnam Investment Service and Import Export	2,185,000,000	2,185,000,000	-	2,185,000,000	2,185,000,000	-
- BV Pharma JSC	10,799,722,346	10,799,722,346	(10,799,722,346)	10,799,722,346	10,799,722,346	(10,799,722,346)
- Nature Viet Nam Pharmaceutical JSC(*)	5,746,256,348	5,746,256,348	-	5,746,256,348	5,746,256,348	-
Total	225,758,111,314	225,758,111,314	(10,799,722,346)	225,758,111,314	225,758,111,314	(10,799,722,346)

The Company has not determined the fair value as at the end of the financial year because the prevailing regulations currently do not provide specific guidance on determining the fair value of financial investments. The fair value of these investments may differ from their carrying amounts.

(*) The Company transferred 570,000 shares of Nature Vietnam Pharmaceutical Joint Stock Company to Ms. Mai Thuy Linh at a transfer value of VND 5,700,000,000; however, as at the reporting date, the transfer has not yet been completed.

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the accompanying separate financial statements)

13. LONG-TERM INVESTMENTS (CONT'D)

Detailed information about subsidiaries of the Company as at 30 June 2026 is as follows:

Name	Establishment and operation address	Ownership ratio	Voting rights ratio	Main operation field
Vimedimex Pharmaceutical Company Limited	Ho Chi Minh	100.0%	100.0%	Wholesale of pharmaceutical products, pharmaceuticals, functional foods, medical equipment, cosmetics, and consumer goods for mothers and children
Vimedimex Pharmaceutical Distribution Center - Company Limited	Hanoi	55.6%	55.6%	Wholesale of pharmaceutical products, pharmaceuticals, functional foods, medical equipment, cosmetics, and consumer goods for mothers and children
Vimedimex Herbal One Member Limited Company	Da Lat	100.0%	100.0%	Wholesale, retail of pharmaceutical products, business cooperation, medical examination and treatment

14. SHORT-TERM TAX AND OTHER PAYABLES TO THE STATE BUDGET

	Opening balance (VND)	Payable (VND)	Paid (VND)	Closing balance (VND)
- Corporate income tax	6,801,501,019	5,053,762,691	8,736,277,184	3,118,986,526
- Personal income tax	-	319,199,907	266,236,591	52,963,316
Total	6,801,501,019	5,372,962,598	9,002,513,775	3,171,949,842

**VIMEDIMEX MEDI-PHARMA JOINT STOCK
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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the accompanying separate financial statements)

15 OTHER PAYABLES

15.1 OTHER SHORT-TERM PAYABLES

	Closing balance (VND)	Opening balance (VND)
- Payables to other organisations and individuals	6,903,673,447	5,916,857,640
+ <i>Short-term security deposits received</i>	6,903,673,447	5,916,857,640
Total	6,903,673,447	5,916,857,640

15.2 OTHER LONG-TERM PAYABLES

According to the Minutes of the Board of Management Meeting of Vimedimex Medi-Pharma Joint Stock Company, the Company's Board of Management carried out an overall review of the Company's capital position, assets and results of operations. Based on the results of such review, the Board of Management issued a Resolution requiring the Board of General Directors to reclassify all unreasonable differences in receivables, payables and other assets to the item "Other long-term payables". Among these payables, there may be amounts that are not substantively payable; the Company is continuing its review in order to identify such amounts so that they may be recognised in income, if any.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the accompanying separate financial statements)

16. OWNERS' EQUITY

16.1 OWNER'S EQUITY TRANSACTIONS

	<u>Current period</u> (VND)	<u>Prior period</u> (VND)
Contributed capital		
<i>Opening balance</i>	154,402,680,000	154,402,680,000
<i>Closing balance</i>	154,402,680,000	154,402,680,000

16.2 SHARES

	<u>Closing balance</u> (VND)	<u>Opening balance</u> (VND)
- Number of shares authorised for issuance	15,440,268	15,440,268
- Number of shares issued to the public	15,440,268	15,440,268
<i>Ordinary shares</i>	15,440,268	15,440,268
- Number of shares outstanding	15,440,268	15,440,268
<i>Ordinary shares</i>	15,440,268	15,440,268
<i>Par value per share (VND/share): 10,000</i>		

16.3 FUNDS

	<u>Closing balance</u> (VND)	<u>Opening balance</u> (VND)
- Invest and development fund	29,732,320,126	29,732,320,126
- Other funds under equity	7,338,446,765	7,338,446,765

VIMEDIMEX MEDI-PHARMA JOINT STOCK COMPANY

8th Floor, Vimedimex Group Building, No. 46 - 48 Ba Trieu, Cua Nam Ward, Hanoi City, Vietnam

INTERIM SEPARATE FINANCIAL STATEMENTS**NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)***(These notes are an integral part of and should be read in conjunction with the accompanying separate financial statements)***16. OWNER'S EQUITY (CONT'D)****16.4 STATEMENT OF CHANGES IN EQUITY**

	Share capital	Share premium	Development investment fund	Other equity funds	Retained earnings	Total
Opening balance of the prior period	154,402,680,000	114,168,390,910	29,732,320,126	7,338,446,765	18,895,347,696	324,537,185,497
Profit for the period	-	-	-	-	34,710,653,108	34,710,653,108
Other decreases	-	-	-	-	(6,226,043,788)	(6,226,043,788)
Opening balance of the current period	154,402,680,000	114,168,390,910	29,732,320,126	7,338,446,765	47,379,957,016	353,021,794,817
Profit for the period	-	-	-	-	20,606,383,758	20,606,383,758
Closing balance	<u>154,402,680,000</u>	<u>114,168,390,910</u>	<u>29,732,320,126</u>	<u>7,338,446,765</u>	<u>67,986,340,774</u>	<u>373,628,178,575</u>

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the accompanying separate financial statements)

17. OFF-STATEMENT OF FINANCIAL POSITION ITEMS

a) Outsourced assets

The company signs land lease contracts at:

- No. 53 Nguyen Chi Thanh Street, Ward 9, District 5, Ho Chi Minh City (now No. 53 Nguyen Chi Thanh Street, An Dong Ward, Ho Chi Minh City) for the purpose of production and business (office) from 2009 to 1 January 2046. The leased land area is 700.6 m². According to this contract, the Company must pay annual land rent until the contract expires according to current regulations of the State. However, the Company has authorised all rights and obligations related to this land to Thang Long Cargo Services Joint Stock.
- No. 45 Vo Thi Sau Street, Da Kao Ward, District 1 (former), Ho Chi Minh City with an area of 2,692 m², lease term until 31 December 2045 for use as a pharmaceutical trade center and office. According to this contract, the Company must pay annual land rent until the contract expires according to current regulations of the State.
- No. 18 Hoang Van Thu Street, Ward 5, Da Lat City, Lam Dong Province (now No. 18 Hoang Van Thu, Cam Ly Ward - Da Lat, Lam Dong Province) with a leased area of 51,523.99 m², lease term until 25 December 2055 for the Company's production and business activities. According to this contract, the Company must pay annual land rent until the contract expires according to current regulations of the State.
- Ta Nung Commune, Da Lat City, Lam Dong (now Cam Ly Ward - Da Lat, Lam Dong Province) with an area of 83,198.9 m² of specialised land and agricultural land, land lease term of 50 years from 3 December 1993. According to this contract, the Company must pay annual land rent from 26 March 2010 until the due date according to the current regulations of the State.

The Company signs contracts to lease assets on land at:

- Renting a house and land at No. 36/212B Truong Tho Ward, Thu Duc District, Ho Chi Minh City (now Thu Duc Ward, Ho Chi Minh City) for office and business production purposes from 1 January 2023 to 31 December 2027 (5 years) according to the Property and Land Lease Contract at No. 36/212B Truong Tho Ward, Thu Duc District (now Thu Duc Ward, Ho Chi Minh City) No. 075/HD-TT dated 25 April 2024. The area of the leased land is 11,064.4 m². The land rental price is fixed throughout the lease term.
- The Company signed a contract to lease State-owned property, Villa No. 18 Hoang Van Thu, Ward 5, Da Lat City (with a total usable area of 642.56 m² from 10 April 2019 to 10 April 2069 for repair and renovation for production and business purposes. The land rental price is adjusted every 5 years according to the price regulated by the Provincial People's Committee at the time of implementation of each new cycle.

b) Off-statement of financial position monitoring of offsetting receivables and payables

Pursuant to the Minutes of the Board of Management Meeting No. 08/2026/BBHDQT-VMD dated 28 April 2026 of Vimedimex Medi-Pharma Joint Stock Company, the Board of Management resolved to monitor other receivables and other payables of an offsetting nature outside the statement of financial position.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the accompanying separate financial statements)

17. OFF-STATEMENT OF FINANCIAL POSITION ITEMS (CONT'D)

b) Off-statement of financial position monitoring of offsetting receivables and payables (cont'd)

Pursuant to the Minutes of Agreement on the Write-off of Offsetting Liabilities and Debt Restructuring No. 09/2026/BBTT-VMD dated 28 April 2026, Vimedimex Medi-Pharma Joint Stock Company held a meeting with the group of counterpart entities to agree on the write-off of offsetting liabilities and the restructuring of liabilities presented in the consolidated financial statements for the year 2025.

Accordingly, the Company derecognised all other receivables from the separate statement of financial position as at 30 June 2026 and monitors them off the statement of financial position. The Board of Management and the Board of General Directors of the Company are continuing to carry out the necessary procedures to recover these receivables; upon recovery, the Company will deal with them in accordance with the prevailing laws and regulations.

At the same time, the Company derecognised the other payables corresponding to the above other receivables from the statement of financial position and monitors them off the statement of financial position. These payables will only be reinstated in the statement of financial position when the Company recovers the related receivables and clearly identifies the corresponding payees in accordance with the provisions of law. Where the related payees cannot be identified, the Company will recognise these amounts in other income in accordance with the prevailing accounting regulations.

As at 30 June 2026, the balance of the offsetting receivables and payables monitored by the Company off the statement of financial position was VND 679,963,033,150.

18. REVENUE FROM SALE OF GOODS AND RENDERING OF SERVICES

	Current period (VND)	Prior period (VND)
- Revenue from rendering of services and investment property business	51,105,345,983	44,727,903,997
Total	51,105,345,983	44,727,903,997

19. COST OF GOODS SOLD

	Current period (VND)	Prior period (VND)
- Cost of services rendered and investment property business	20,890,759,280	24,845,684,316
Total	20,890,759,280	24,845,684,316

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the accompanying separate financial statements)

20. FINANCE INCOME

	Current period (VND)	Prior period (VND)
- Interest income from term deposits	7,984,718,429	4,020,907,007
- Dividends and profit distributions	575,000,000	172,500,000
Total	8,559,718,429	4,193,407,007

21. SELLING EXPENSES

	Current period (VND)	Prior period (VND)
- Employee expenses	93,374,750	1,078,602,400
- Tools and supplies expenses	-	27,141,458
- Depreciation of fixed assets	-	46,167,365
- Purchased services	-	4,580,975,755
- Other cash expenses	-	434,668,904
Total	93,374,750	6,167,555,882

22. GENERAL AND ADMINISTRATIVE EXPENSES

	Current period (VND)	Prior period (VND)
- Employee expenses	5,424,064,740	1,848,410,524
- Administrative materials expenses	-	940,000
- Depreciation of fixed assets	433,998,663	410,397,660
- Taxes, fees and charges	4,808,698,444	1,112,776,806
- Purchased services	2,164,655,776	427,284,125
- Other cash expenses	5,699,303	1,734,809,260
Total	12,837,116,926	5,534,618,375

23. OTHER EXPENSES

	Current period (VND)	Prior period (VND)
- Late payment penalty expense	183,667,007	4,535,906
- Other expenses	-	217,783,882
Total	183,667,007	222,319,788

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the accompanying separate financial statements)

24. CURRENT CORPORATE INCOME TAX EXPENSE

	Current period (VND)	Prior period (VND)
- Accounting profit before tax	25,660,146,449	9,439,425,194
- Tax calculated at the applicable corporate income tax rate	20%	20%
- Adjustments Increase:	183,667,007	702,319,788
+ Late payment penalty expense on taxes	183,667,007	4,535,906
+ Remuneration of non-executive members of the Board of Management	-	360,000,000
+ Non-deductible expenses	-	337,783,882
- Adjustments Increase:	575,000,000	467,864,160
+ Dividends distributed, profit shared	575,000,000	172,500,000
+ Other income	-	295,364,160
- Total taxable income for the period	25,268,813,456	9,673,880,822
+ Tax losses carried forward from prior year	-	-
- Total taxable income for the period	25,268,813,456	9,673,880,822
- Current corporate income tax expense	5,053,762,691	1,934,776,164

25. COSTS OF PRODUCTION AND BUSINESS BY NATURE OF EXPENSE

	Current period (VND)	Prior period (VND)
- Materials expenses	-	76,472,529
- Labour costs	5,692,498,754	3,595,657,007
- Taxes, fees and charges	4,992,365,451	1,112,776,806
- Depreciation of fixed assets	1,925,852,605	1,566,531,925
- Purchased services	21,209,216,887	12,813,629,430
- Other cash expenses	184,984,266	17,382,790,876
Total	34,004,917,963	36,547,858,573

26. INFORMATION ON RELATED PARTIES

No.	Related parties	Relationship
1	Vimedimex 2 Pharmaceutical JSC	Major shareholder
2	Vimedimex Pharmaceutical Distribution Center Co.,Ltd	Subsidiary
3	Vimedimex Binh Duong One Member Co.,Ltd	Subsidiary
4	Vimedimex Pharmaceutical Co.,Ltd	Subsidiary
5	Vimedimex Pharmaceutical Group JSC	Related party of a member of the Board of Management
6	Vimedimex Pharmaceutical Materials Co.,Ltd	Related party of a member of the Board of Management
7	Vimedimex Hoa Binh Real Estate Co.,Ltd	Related party of a member of the Board of Management
8	Hoa Binh Securities JSC	Related party of a member of the Board of Management

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the accompanying separate financial statements)

26.1 TRANSACTIONS WITH RELATED PARTIES

	Current period (VND)	Prior period (VND)
Revenue from goods and services	326,189,678	339,419,750
- Vimedimex Binh Duong One Member Co.,Ltd	326,189,678	339,419,750
Purchase of goods and services	1,062,667,883	984,619,786
- Vimedimex Hoa Binh Real Estate Co.,Ltd	1,062,667,883	984,619,786
Dividend receivables	6,110,725,991	6,226,043,788
- Hoa Binh Securities JSC	6,110,725,991	6,226,043,788

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the accompanying separate financial statements)

26. INFORMATION ON RELATED PARTIES (CONT'D)

26.2 REMUNERATION OF KEY MANAGEMENT PERSONNEL

	Position	Current period VND	Prior period VND
Board of Management		1,092,083,333	846,086,956
- Mr. Le Xuan Tung	Chairman	240,000,000	240,000,000
- Mr. Trinh Thanh Giang	Vice Chairman	240,000,000	240,000,000
- Ms. Tran My Linh	Member	120,000,000	120,000,000
- Mr. Le Tien Dung	Member	107,916,667	120,000,000
- Mr. Le Tri Dung	Member	107,916,667	120,000,000
- Mr. Nguyen Minh Son	Member	120,000,000	3,043,478
- Mr. Nguyen Phan Trung Kien	Member	120,000,000	3,043,478
- Mr. Le Dinh Duong	Member	12,083,333	-
- Mr. Luong Vu An Binh	Member	12,083,333	-
- Mr. Vu Ngoc Tuan	Member	12,083,333	-
Board of General Directors		406,080,900	632,140,200
- Ms. Tran My Linh	General Director	226,080,900	226,080,900
- Ms. Do Thi Dong	Deputy General Director	-	-
- Mr. Be Cong Son	Deputy General Director	-	-
- Mr. Nguyen Bao Anh	Deputy General Director	-	115,059,300
- Mr. Le Tri Dung	Deputy General Director	-	120,000,000
- Mr. Nguyen Anh Tuan	Deputy General Director	180,000,000	171,000,000
Board of Supervisors		159,062,500	63,043,478
- Mr. Doan Duc Giang	Chief Supervisor	30,000,000	60,000,000
- Ms. Pham Thu Trang	Chief Supervisor	9,062,500	-
- Mr. Truong Duy Phong	Member	53,958,333	1,521,739
- Ms. Nguyen Thanh Thanh Binh	Member	53,958,333	1,521,739
- Ms. Nguyen Huong Tra	Member	6,041,667	-
- Ms. Luong Thi Thu Hang	Member	6,041,667	-

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)*(These notes are an integral part of and should be read in conjunction with the accompanying separate financial statements)***27. OTHER INFORMATION****POTENTIAL ASSETS - POTENTIAL DEBT AT CITILIGHT BUILDING AT 45 VO THI SAU**

On 24 February 2020, the Company issued Official Letter No. 1421/2020/CV-VMD providing official information to press agencies regarding the Citilight Building at 45 Vo Thi Sau Street. The letter stated that the Company had temporarily suspended all activities related to the payment of rental fees for commercial areas at the Citilight Building at 45 Vo Thi Sau Street, as well as other activities arising from the capital contribution process for the construction of the Building, in order to review the entire capital contribution process, settlement of construction costs, allocation of floor areas, management and operation, and profit distribution. Pursuant to Resolution No. 01/2026/NQDHDCCD-VMD dated 12 June 2026 of the 2026 Annual General Meeting of Shareholders of Vimedimex Medi-Pharma Joint Stock Company, the General Meeting of Shareholders approved the reporting of the matter to the Ministry of Health and the request for the State Audit Office of Vietnam to audit the investment, construction, management and operation of the 45 Vo Thi Sau Building for the period from 2004 to 2019.

EVENTS AFTER THE REPORTING PERIOD

There are no events after the reporting date that require adjustment or disclosure in these financial statements.

OTHER MATTERS

Pursuant to Resolution No. 01/2026/NQDHDCCD-VMD dated 12 June 2026 of the 2026 Annual General Meeting of Shareholders of Vimedimex Medi-Pharma Joint Stock Company, the General Meeting of Shareholders approved a number of matters relating to the results of the overall review of the Company's capital position, assets and liabilities:

- The Company has recognised receivables relating to the attribution of responsibility to certain individuals who were former members of the Company's management, together with other losses, with a total value of approximately VND 1,763.7 billion, and has concurrently recognised corresponding offsetting liabilities with a total value of approximately VND 1,763.5 billion. The General Meeting of Shareholders approved the policy of agreeing on a solution for the write-off of the offsetting liabilities and the restructuring of the liabilities of Vimedimex Medi-Pharma Joint Stock Company. Accordingly, any debts recovered in the future, if any, will be recognised in other income when the recognition criteria are met.
- On the basis of the results of the above review, the Board of Management issued a Resolution requiring the Board of General Directors to reclassify all differences between receivables, payables and other assets to the item "Other long-term payables". The balance of this item as at 30 June 2026 was approximately VND 318.4 billion.

The Board of Management and the Board of General Directors of the Company confirm that the above matters arose from acts carried out by certain individuals who were former members of the Company's management, and that the individuals concerned shall bear responsibility for any consequences arising (if any). Accordingly, these matters do not affect the financial position and the results of operations of the Company for the period from 01 January 2026 to 30 June 2026.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the accompanying separate financial statements)

28. COMPARATIVE FIGURES

The comparative figures represent the amounts reported in the audited separate financial statements of the Company for the financial year ended 31 December 2025, and the amounts reported in the reviewed interim separate financial statements of the Company for the period from 01 January 2025 to 30 June 2025.

Application of the new accounting system

With effect from 01 January 2026, the Company applies Vietnamese Accounting Standards and the Vietnamese Corporate Accounting System promulgated under Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Minister of Finance providing guidance on the Vietnamese Corporate Accounting System, which replaces Circular No. 200/2014/TT-BTC, together with the guidance circulars for the implementation of Vietnamese Accounting Standards issued by the Ministry of Finance and other relevant legal regulations on the preparation and presentation of the financial statements.

The effects of the application of the new accounting system on the comparative figures in the financial statements are as follows:

Under Circular No. 200/2014/TT-BTC			Under Circular No. 99/2025/TT-BTC		
Item	Codes	01/01/2026	Item	Codes	01/01/2026
Provision for long-term investments	254	(10,799,722,346)	Provision for impairment of long-term investments	264	(10,799,722,346)

Approved, 28 August 2026



Vu Ngoc Tuan
Preparer



Nguyen Thi Loan
Chief Accountant



Tran My Linh
General Director