

HATAY PHARMACEUTICAL JOINT STOCK COMPANY
SEPARATE FINANCIAL STATEMENTS

For the period from 01/07/2025 to 30/09/2025



No.: 809 /CV-BCTC-DHT

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Hanoi, October 28, 2025

To: The State Securities Commission of Viet Nam
Hanoi Stock Exchange

Company name: Ha Tay Pharmaceutical Joint Stock Company

Stock Code: DHT

Head office: 10A Quang Trung – Ha Dong Ward – Hanoi City

Phone: 0433 501 117 – Fax: 0433 829 054

Information disclosure officer: Mr. Ngo Van Chinh – Head of the Supervisory Board

In the separate financial statements for the third quarter of 2025, the business results of Hatay Pharmaceutical Joint Stock Company are as follows:

The total profit after tax for Q3 2025 was VND 12,009,217,647, compared to VND 17,267,918,022 in Q3 2024, a decrease of VND 5,258,700,375, equivalent to a 30.45% decline, mainly due to:

- Gross profit for Q3 2025 was VND 43,297,567,643, compared to VND 51,326,287,978 in Q3 2024, a decrease of VND 8,028,720,335, equivalent to a 15.64% decline.
- General and administrative expenses for Q3 2025 were VND 34,066,172,353, compared to VND 29,011,585,485 in Q3 2024, an increase of VND 5,054,586,868, equivalent to a 17.42% rise.

We hereby report to the State Securities Commission of Vietnam and the Hanoi Stock Exchange for your information.

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HA TAY PHARMACEUTICAL JOINT STOCK
COMPANY



General Director

Phan
Dr. Le Xuan Thang

Form B 01 - DN

SEPARATE BALANCE SHEET

As at September 30, 2025

Unit: VND

ASSETS	Codes	Notes	30/09/2025	01/01/2025
A - CURRENT ASSETS	100		898.884.590.203	878.083.877.890
I. Cash and cash equivalents	110	I.1.	35.659.715.377	69.332.546.815
1. Cash	111		35.659.715.377	49.332.546.815
2. Cash equivalents	112		-	20.000.000.000
II. Short-term financial investments	120		150.000.000.000	90.000.000.000
1. Held-to-maturity investments	123	I.2.	150.000.000.000	90.000.000.000
III. Short-term receivables	130		164.254.050.424	194.274.305.948
1. Short-term trade accounts receivable	131	I.3.	132.602.035.216	130.260.462.165
2. Advances to suppliers	132	I.4.	27.204.993.647	58.456.628.765
3. Other short-term receivables	136	I.5.	7.971.022.284	8.868.366.252
4. Provision for short-term doubtful debts	137		(3.524.000.723)	(3.311.151.234)
IV. Inventories	140	I.7.	545.422.641.853	500.275.955.440
1. Inventories	141		547.383.691.604	502.237.005.191
2. Provision for devaluation of inventories	149		(1.961.049.751)	(1.961.049.751)
V. Other current assets	150		3.548.182.549	24.201.069.687
1. Value added tax deductibles	152		1.910.938.141	23.569.800.473
2. budget	154	I.14.	1.637.244.408	631.269.214
B - NON-CURRENT ASSETS	200		1.012.712.290.741	991.993.422.748
I. Other long-term receivables	210		-	-
II. Fixed assets	220		164.639.347.113	171.359.140.731
1. Tangible fixed assets	221	I.11.	163.262.687.113	169.982.480.731
- Historical cost	222		397.454.019.848	390.168.870.525
- Accumulated depreciation	223		(234.191.332.735)	(220.186.389.794)
2. Intangible fixed assets	227	I.8.	1.376.660.000	1.376.660.000
- Historical cost	228		2.026.660.000	2.026.660.000
- Accumulated amortization	229		(650.000.000)	(650.000.000)
III. Long-term assets in progress	240		818.342.583.117	790.109.801.102
1. Work in progress	242	I.9.	818.342.583.117	790.109.801.102
IV. Long-term financial investments	250	I.2.	25.893.525.000	25.893.525.000
1. Investment into subsidiaries	251		22.743.525.000	22.743.525.000
2. Investments into joint-venture, associates	252		3.150.000.000	3.150.000.000
3. Held-to-maturity investments	255		-	-
V. Other non-current assets	260		3.836.835.511	4.630.955.915
1. Long-term prepayment expenses	261	I.10.	3.836.835.511	4.630.955.915
TOTAL ASSETS (270 = 100 + 200)	270		1.911.596.880.944	1.870.077.300.638

Form B 01 - DN

SEPARATE BALANCE SHEET

As at September 30, 2025
(continued)

Unit: VND
01/01/2025

RESOURCES	Codes	Notes	30/09/2025	01/01/2025
C - LIABILITIES	300		853.376.899.779	852.479.524.333
I. Current liabilities	310		752.959.444.307	751.163.268.861
1. Short-term trade accounts payable	311	I.12.	283.978.281.096	223.336.294.360
2. Short-term advances from customers	312	I.13.	158.764.852.150	130.401.909.109
3. Taxes and payables to the State budget	313	I.14.	1.784.208.167	5.620.857.096
4. Payables to employees	314		20.890.686.620	14.679.425.689
5. Short-term accrued expenses	315	I.15.	1.204.841.969	162.743.579
6. Unearned short-term revenue	318	I.16.	1.290.510.721	909.298.387
7. Other short-term payables	319	I.17.	309.703.341	72.107.933
8. Short-term loans and obligations under finance le	320	I.18.	282.219.265.279	373.273.974.867
9. Welfare and bonus fund	322		2.517.094.964	2.706.657.841
II. Non-current liabilities	330		100.417.455.472	101.316.255.472
1. Other long-term payables	337	I.17.	3.504.500.000	4.403.300.000
2. Long-term loans and obligations under finance le	338	I.18.	96.912.955.472	96.912.955.472
D - OWNER'S EQUITY	400		1.058.219.981.165	1.017.597.776.305
I. Owner's equity	410	I.19.	1.058.219.981.165	1.017.597.776.305
1. Owner's contributed capital	411		823.417.730.000	823.417.730.000
- Ordinary shares with voting right	411a		823.417.730.000	823.417.730.000
2. Share premium	412		96.320.000.000	96.320.000.000
3. Other capital	414		24.375.893.101	24.375.893.101
4. Treasury stock	415		(15.130.000)	(15.130.000)
5. Investment and development fund	418		8.963.148.976	8.963.148.976
6. Retained earnings	421		105.158.339.088	64.536.134.228
- Retained earnings accumulated to the prior year end	421a		64.536.134.228	64.536.134.228
- Retained earnings of the current year	421b		40.622.204.860	-
II. Other resources and funds	430		-	-
TOTAL RESOURCES (440=300 + 400)	440		1.911.596.880.944	1.870.077.300.638

Hanoi, October 28, 2025

HATAY PHARMACEUTICAL JOINT STOCK COMPANY

Prepared by

Chief Accountant

General Director

Nguyen Thi Bich Ngoc

Hoang Van Tue

Le Xuan Thang

Form B 02 - DN

SEPARATE INCOME STATEMENT
For the period from 01/07/2025 to 30/09/2025

Unit: VND

	Items	Codes	Notes	Quarter III	Accumulated from the beginning of the year	
					FY 2025	FY 2024
	Gross revenue from goods sold and services					
1	rendered	01	II.1.	509,164,538.063	1,619,157,642.556	1,443,348,826.326
2	Deductions	02	II.2.	15,697,260	15,697,260	136,570,760
	Net revenue from goods sold and services					
3	rendered	10	II.3.	509,164,538.063	1,619,141,945.296	1,443,212,255.566
	(10=01-02)					
4	Cost of sales	11	II.4.	457,838,250.085	1,475,547,788.769	1,300,397,485.236
	Gross profit from goods sold and services					
5	rendered	20		51,326,287.978	143,594,156.527	142,814,770.330
	(20 =10-11)					
6	Financial income	21	II.5.	5,540,788.149	23,472,675.789	20,615,123.915
7	Financial expenses	22	II.6.	3,261,618.178	16,919,529.390	14,886,694.294
	In which: Interest expense	23		3,229,861.482	10,298,212.042	9,645,835.994
8	Selling expenses	25	II.9.	6,300,787.059	20,520,283.386	20,602,446.261
9	General and administration expenses	26	II.9.	29,011,585.485	91,480,279.258	75,365,222.625
10	Operating profit	30		18,293,085.405	38,146,740.282	52,575,531.065
	(30=20+(21-22)-(25+26))					
11	Other income	31	II.7.	3,269,062.122	11,625,895.587	10,364,652.360
12	Other expenses	32	II.8.	-	629,444.489	7,116,523

13	Profit from other activities (40 = 31 - 32)	40	4.181.387.197	3.265.562.122	10.996.451.098	10.357.535.837
14	Accounting profit before tax (50 = 30 + 40)	50	13.713.106.434	21.558.647.527	49.143.191.380	62.933.066.902
15	Current corporate income tax expenses	51	11.10.	4.290.729.505	8.520.986.520	11.337.218.530
16	Deferred corporate income tax expenses	52	-	-	-	-
17	Net profit after corporate income tax (60=50-51-52)	60	12.009.217.647	17.267.918.022	40.622.204.860	51.595.848.372

Hanoi, October 28, 2025

HATAY PHARMACEUTICAL JOINT STOCK COMPANY

Prepared by

Chief Accountant

General Director



Nguyen Thi Bich Ngoc



Hoang Van Tue



Le Xuan Thang

SEPARATE CASH FLOW STATEMENT (Under indirect method) For the period from 01/07/2025 to 30/09/2025						Form B 03 - DN	
Items	Items	Notes	Quarter III	Accumulated from the beginning of the year		Unit: VND	
				FY 2025	FY 2024		
I. Cash flow from operating activities							
1. Profit before tax				13.713.106.434	21.558.647.527	49.143.191.380	62.933.066.902
2. Adjustments for							
- Depreciation of fixed assets and investment properties				3.130.987.242	4.375.058.289	14.004.942.941	12.647.720.731
- Provisions				-	-	212.849.489	1.652.903.450
- Foreign exchange loss/gain arising from translating foreign currency items				(4.951.541.341)	(2.749.189.448)	348.185.862	(1.557.161.537)
- Gain, loss from investing activities				(7.041.754.884)	(2.018.022.594)	(12.114.730.145)	(12.654.067.176)
- Interest expense				3.170.986.255	3.229.861.482	10.298.212.042	9.645.835.994
3. Profit from operating activities before changes in working capital				8.021.783.706	24.396.355.256	61.892.651.569	72.668.298.364
- Increases/Decreases in receivables				39.630.380.671	(1.680.387.090)	50.533.939.583	49.593.007.711
- Increases/Decreases in inventories				(18.345.514.560)	25.122.490.171	(45.146.686.413)	(19.703.962.117)
- Increases/Decreases in payables (excluding interest payable, corporate income tax payable)				(3.741.372.416)	11.457.264.758	94.759.911.630	23.088.451.963
- Increases/Decreases in prepayment expense				534.863.987	207.482.083	794.120.404	565.977.925
- Interest expense paid				(4.167.072.120)	(3.114.689.678)	(11.340.310.432)	(9.596.900.117)
- Corporate income tax paid				(2.714.525.322)	(4.208.749.809)	(11.451.312.905)	(10.618.412.442)
- Other cash outflows				(10.600.000)	(111.350.000)	(189.562.877)	(311.050.000)
Net cash flow from operating activities				19.207.943.946	52.068.415.691	139.852.750.559	105.685.411.287
II. Cash flow from investing activities							
1. Acquisition and construction of fixed assets and other non-				4.014.006.182	(108.832.242.102)	(35.517.931.338)	(177.563.124.066)
2. Proceeds from sale, disposal of fixed assets and other non-				-	150.000.000	100.000.000	150.000.000
3. Cash outflows for lending, buying debt instruments of other				(350.000.000.000)	(170.000.000.000)	(410.000.000.000)	(310.000.000.000)
4. Cash recovered from lending, selling debt instruments of				260.000.000.000	180.000.000.000	350.000.000.000	280.000.000.000
5. Interest earned, dividends and profits received				7.672.056.249	2.452.570.576	12.947.058.929	11.540.122.059

<i>Net cash flow from investment activities</i>		30	(78.313.937.569)	(96.229.671.526)	(82.470.872.409)	(195.873.002.007)
III. Cash flow from financial activities						
1. Proceeds from borrowing		33	142.819.156.374	119.248.529.474	524.082.210.741	443.856.062.088
2. Repayment of borrowing		34	(186.292.047.147)	(75.017.534.884)	(615.136.920.329)	(527.054.239.529)
3. Dividends and profits paid		36	-	-	-	(41.170.130.000)
<i>Net cash flow from financial activities</i>		40	(43.472.890.773)	44.230.994.590	(91.054.709.588)	(124.368.307.441)
Net cash flow in the period (50 = 20+30+40)		50	(102.578.884.396)	69.738.755	(33.672.831.438)	(214.555.898.161)
Cash and cash equivalents at the beginning of the year		60	138.239.257.205	67.690.110.341	69.332.546.815	282.314.872.903
Effect of changes in foreign exchange rates		61	(657.432)	(874.354)		
Cash and cash equivalents at the end of the year (70 = 50+60+61)		70	35.659.715.377	67.758.974.742	35.659.715.377	67.758.974.742

Hanoi, October 28, 2025

HATAY PHARMACEUTICAL JOINT STOCK COMPANY

General Director



Le Xuan Thang

Chief Accountant

Hoang Van Tue

Prepared by

Nguyen Thi Bich Ngoc

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

(Notes are an integral part of these Separate Financial Statements and they shall be read in conjunction with such enclosed Separate Financial Statements)

I. Additional information of items presented in Separate Balance Sheet**1. Cash and cash equivalents**

	30/09/2025	01/01/2025
	VND	VND
Cash	35.659.715.377	49.332.546.815
Cash on hand	3.793.379.067	6.304.273.376
Cash in bank	31.866.336.310	43.028.273.439
VND	31.669.646.338	42.795.836.641
USD	185.584.140	224.301.351
EUR	11.105.832	8.135.447
Cash equivalents (*)		20.000.000.000
Total	35.659.715.377	69.332.546.815

(*) Deposits at Vietnam Joint Stock Commercial Bank for Industry and Trade with a maturity of less than 3 months

2. Financial investments**a) Held-to-maturity investments**

	30/09/2025		01/01/2025	
	VND		VND	
	Cost	Carrying amount	Cost	Carrying amount
Short-term	150.000.000.000	150.000.000.000	90.000.000.000	90.000.000.000
Vietnam Joint Stock Commercial Bank for Industry and Trade - Thanh An Branch (1)	80.000.000.000	80.000.000.000	90.000.000.000	90.000.000.000
Vietnam Asia Commercial Joint Stock Bank - Ha Dong Branch (2)	30.000.000.000	30.000.000.000	-	-
Vietnam Technological and Commercial Joint Stock Bank – Dong Do Branch (3)	40.000.000.000	40.000.000.000	-	-
Cộng	150.000.000.000	150.000.000.000	90.000.000.000	90.000.000.000

(1) Deposit Contract No. 320/2025/21810 dated July 3, 2025, with an amount of VND 80 billion, a term of 6 months, and an annual interest rate of 4.8%, with interest payable at maturity.

(2) Deposit Contract No. 245/HĐTG/VAB-DHT dated September 27, 2025, with an amount of VND 20 billion, a term of 6 months, and an annual interest rate of 5.9%, with interest payable at maturity; and Deposit Contract No. 187/HĐTG/VAB-DHT dated August 8, 2025, with an amount of VND 10 billion, a term of 6 months, and an annual interest rate of 5.9%, with interest payable at maturity.

(3) Deposit Contract No. 14588888368027TGKH/TCB dated September 30, 2025, with an amount of VND 20 billion, a term of 6 months, and an annual interest rate of 5.9%, with interest payable at maturity; and Deposit Contract No. 14588888368019TGKH/TCB dated September 30, 2025, with an amount of VND 20 billion, a term of 6 months, and an annual interest rate of 5.9%, with interest payable at maturity

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

(Notes are an integral part of these Separate Financial Statements and they shall be read in conjunction with such enclosed Separate Financial Statements)

b) Capital contribution into other entities

	30/09/2025		01/01/2025	
	VND		VND	
	Cost	Provision	Cost	Provision
Investment into subsidiaries	22.743.525.000	-	22.743.525.000	-
Hatay Pharmaceutical and Medical Equipment Joint Stock Company (i)	22.743.525.000	-	22.743.525.000	-
Investments into associates	3.150.000.000	-	3.150.000.000	-
Southern Hataphar Company Limited (ii)	700.000.000	-	700.000.000	-
Vietnam Hataphar Healthcare High Technology Pharmaceutical Joint Stock Company (iii)	2.450.000.000	-	2.450.000.000	-
Cộng (*)	25.893.525.000	-	25.893.525.000	-

3. Trade accounts receivable

	30/09/2025		01/01/2025	
	VND		VND	
	Amount	Provision	Amount	Provision
a) Short-term	132.602.035.216	(3.524.000.723)	130.260.462.165	(3.311.151.234)
- In which, some trade accounts receivable have large balances:				
Thanh Vinh Pharmaceutical and Medical Supplies Joint Stock Company	406.676.583	-	1.309.526.370	-
Thuan Anh Pharmaceutical Company Limited	5.510.742.615	-	9.454.374.467	-
Phap Au Medicine and Pharmacy Joint Stock Company	1.076.265.760	-	1.450.206.484	-
Duc Tam Company Limited	1.332.730.033	-	868.896.298	-
Vinh Gia Pharmaceutical Joint Stock Company	1.775.750.187	-	2.869.454.757	-
Truong Huy Company Limited	3.496.950.790	-	4.119.196.070	-
Hanh Ha Pharmaceutical Joint Stock Company	1.599.720.007	-	4.821.708.418	-
Vinaplant Pharmaceutical Joint Stock Company	5.940.141.008	-	5.131.474.842	-
Stabled Pharmaceutical Company Limited	603.034.950	-	4.380.639.034	-
Kim Long Investment Joint Stock Company	1.926.692.325	-	2.879.529.852	-
Thu Duc City Hospital	1.901.125.000	(1.798.460.000)	1.992.665.000	(1.722.334.000)

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

(Notes are an integral part of these Separate Financial Statements and they shall be read in conjunction with such enclosed Separate Financial Statements)

Hatay Pharmaceutical and Medical Equipment Joint Stock Company	14.137.582.056	-	13.644.284.878	-
Vietnam Hataphar Healthcare High Technology Pharmaceutical Joint Stock Company	20.915.204.922	-	61.003.338.292	-
T&T Equipment JSC	10.273.826.705	-	837.406.953	-
California USA Pharmaceutical Co., Ltd	3.380.891.084	-	-	-

4. Advances to suppliers

	30/09/2025 VND	01/01/2025 VND
Short-term	27.204.993.647	58.456.628.765
<i>- In which, some advances to suppliers have large balances:</i>		
Panpharma GMBH	-	13.154.807.906
Vietnam Hataphar Healthcare High Technology Pharmaceutical JSC	2.582.469.357	1.709.103.940
Eskayef Bangladet .,ltd	-	3.698.936.177
XL Laboratories PVT.,LTD	2.016.681.792	18.931.343.957
Bliss Pharma distribution and consul Tancy corp	159.012.000	2.364.270.000
Delta Pharma Ltd	4.082.622.596	5.145.850.347
Pharmametics products a division of max Biocare	4.991.348.288	3.043.217.797
Thang Long Elevator Equipment Group Co., Ltd.	-	824.800.000

5. Other receivables

	30/09/2025 VND		01/01/2025 VND	
	Amount	Provision	Amount	Provision
Short-term				
<i>Other receivables</i>	<i>1.085.176.105</i>	-	<i>2.043.468.641</i>	-
Accruals of interest income	1.047.068.476	-	1.979.397.260	-
Vietnam Joint Stock Commercial Bank for Industry and Trade - Thanh An Branch	946.849.315	-	1.979.397.260	-
Vietnam Asia Commercial Joint Stock Bank - Ha Dong Branch	100.219.161	-	-	-
Others	38.107.629	-	64.071.381	-
Advances	478.803.679	-	417.855.111	-
Hoang Thi Minh Nguyet	-	-	300.000.000	-
Nguyen Van Phuc	100.000.000	-	-	-
Others	378.803.679	-	117.855.111	-
Mortgages, collaterals	6.407.042.500	-	6.407.042.500	-

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

(Notes are an integral part of these Separate Financial Statements and they shall be read in conjunction with such enclosed Separate Financial Statements)

Hoa Lac Hi-Tech Park Management Board (*)	6.407.042.500	-	6.407.042.500	-
Total	7.971.022.284	-	8.868.366.252	-

(*) The deposit for the Management Board of Hoa Lac High-Tech Park to ensure the implementation of the "Hataphar High-Tech Pharmaceutical Factory" is outlined in the Investment Project Implementation Guarantee Deposit Agreement No. 06/TTKQ dated November 27, 2020.

6. Bad debts

	30/09/2025 VND		01/01/2025 VND	
	Cost	Recoverable amount	Cost	Recoverable amount
Total amount of receivables past due but impaired				
Thu Duc City Hospital	1.901.125.000	102.665.000	1.866.065.000	143.731.000
Others	2.257.310.216	531.769.493	1.678.633.431	89.816.197
Total	4.158.435.216	634.434.493	3.544.698.431	233.547.197

7. Inventories

	30/09/2025 VND		01/01/2025 VND	
	Cost	Provision	Cost	Provision
Good in transit	82.893.905.816	-	65.940.100.079	-
Raw materials	90.295.466.768	-	92.390.339.708	-
Tools, instruments	295.983.796	-	314.745.427	-
Work in progress	1.002.707.262	-	1.838.766.875	-
Finished goods	33.562.250.567	(1.961.049.751)	43.390.614.449	(1.961.049.751)
Goods	339.333.377.395	-	298.362.438.653	-
Total	547.383.691.604	(1.961.049.751)	502.237.005.191	(1.961.049.751)

8. Increases, decreases of intangible fixed assets

Items	Accounting software	Land use rights	Unit: VND Total
Historical cost			
Balance as at 01/01/2025	650.000.000	1.376.660.000	2.026.660.000
Balance as at 30/09/2025	650.000.000	1.376.660.000	2.026.660.000
Accumulated amortization			
Balance as at 01/01/2025	650.000.000	-	650.000.000
Balance as at 30/09/2025	650.000.000	-	650.000.000
Net book value			
As at 01/01/2025	-	1.376.660.000	1.376.660.000
As at 30/09/2025	-	1.376.660.000	1.376.660.000

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

(Notes are an integral part of these Separate Financial Statements and they shall be read in conjunction with such enclosed Separate Financial Statements)

- Historical cost of intangible fixed assets which have been fully depreciated but still in use: VND 650,000,000. (As at 31/12/2024: VND 650,000,000)

9. Work in progress

	30/09/2025 VND	01/01/2025 VND
Bioequivalent Cost	1.277.777.778	-
Cost of research and development of pharmaceutical products	13.559.055.370	6.912.583.752
Lang Hoa Lac High-Tech Pharmaceutical Factory Project (*)	803.505.749.969	783.197.217.350
Total	818.342.583.117	790.109.801.102

The investment project is progressing according to the Minutes of the Extraordinary Shareholders' Meeting No. 855/BB-DHT and Resolution No. 856/NQ-DHT, both dated August 26, 2020, which approved the "Hataphar High-Tech Pharmaceutical Factory." In which, the interest and borrowing guarantee fee capitalized into the Project accumulated to September 30, 2025 is VND 26.428.966.937 (As of January 01, 2025 is VND 19.780,939,500).

10. Prepayment

	30/09/2025 VND	01/01/2025 VND
<i>Long-term</i>		
Tools and supplies	1.675.060.764	1.378.549.737
Fixed asset repair expenses	2.161.774.747	3.228.447.845
Others		23.958.333
Total	3.836.835.511	4.630.955.915

HATAY PHARMACEUTICAL JOINT STOCK COMPANY

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

(Notes are an integral part of these Separate Financial Statements and they shall be read in conjunction with such enclosed Separate Financial Statements)

11. Increases, decreases of tangible fixed assets

Items	Buildings and architectural objects	Machinery and equipment	Transportation means	Managerial equipment, tools	Other fixed assets	Total	Unit: VND
Historical cost							
Balance as at 01/01/2025	148.548.688.718	226.459.757.362	10.057.895.478	4.663.246.467	439.282.500	390.168.870.525	
Purchase in the year	-	4.706.828.102	1.944.434.003	-	-	6.651.262.105	
Transfer from construction in progress	3.046.101.345	-	-	-	-	3.046.101.345	
Disposals		(671.688.703)	(860.090.900)	(880.434.524)	-	(2.412.214.127)	
Balance as at 30/09/2025	151.594.790.063	230.494.896.761	11.142.238.581	3.782.811.943	439.282.500	397.454.019.848	
Accumulated depreciation							
Balance as at 01/01/2025	85.053.425.626	124.536.441.980	5.682.389.665	4.474.850.023	439.282.500	220.186.389.794	
Depreciation in the year	4.772.705.025	11.096.815.892	514.925.703	32.710.448	-	16.417.157.068	
Disposals		(671.688.703)	(860.090.900)	(880.434.524)	-	(2.412.214.127)	
Balance as at 30/09/2025	89.826.130.651	134.961.569.169	5.337.224.468	3.627.125.947	439.282.500	234.191.332.735	
Net book value							
As at 01/01/2025	63.495.263.092	101.923.315.382	4.375.505.813	188.396.444	-	169.982.480.731	
As at 30/09/2025	61.768.659.412	95.533.327.592	5.805.014.113	155.685.996	-	163.262.687.113	
Historical cost of fixed assets which has been fully depreciated but still in use as at 30/09/2025: 144.757.350.552 VND (As at 01/01/2025: 147.065.273.043 VND)							

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

(Notes are an integral part of these Separate Financial Statements and they shall be read in conjunction with such enclosed Separate Financial Statements)

12. Trade accounts payable

	30/09/2025		01/01/2025	
	VND		VND	
	Amount	Amount able to be paid off	Amount	Amount able to be paid off
a) Short-term	283.978.281.096	283.978.281.096	223.336.294.360	223.336.294.360
<i>- In which, some trade accounts payable have large balances:</i>				
Dong Au Trading and Production Company Limited	1.045.914.904	1.045.914.904	3.907.753.067	3.907.753.067
Vietnam Hataphar Healthcare High Technology Pharmaceutical Joint Stock Company	644.214.938	644.214.938	9.240.668.628	9.240.668.628
KPC Pharmaceuticals, Inc	24.063.194.243	24.063.194.243	18.745.888.869	18.745.888.869
Laboratorio Italiano	-	-	24.197.333.026	24.197.333.026
Inbiotech I.t.d	-	-	9.194.736.030	9.194.736.030
Saifen Drugs (Hong Kong)	-	-	9.316.303.158	9.316.303.158
XL Laboratories PVT.,LTD	50.706.180.145	50.706.180.145	16.837.250.486	16.837.250.486
Pharmaunity Co.,ltd	23.203.892.299	23.203.892.299	33.987.410.018	33.987.410.018
Concord Biotech Limited	5.135.178.496	5.135.178.496	20.490.547.797	20.490.547.797
Saifen Drugs (Hong Kong) Ltd	-	-	7.621.817.561	7.621.817.561
Gracure Pharmaceuticals	-	-	12.949.962.228	12.949.962.228

13. Advances from customers

	30/09/2025	01/01/2025
	VND	VND
Short-term	158.764.852.150	130.401.909.109
<i>- In which, some advances from customers have large balances:</i>		
T&T Equipment Joint Stock Company	1.590.000.000	6.556.194.866
T&T Pharmaceutical and Trading Joint Stock Company	1.734.615.020	2.779.357.780
Tan Truong Sinh Trading Joint Stock Company	-	2.911.479.920
Vistar Trading development and Investment JSC	1.662.584.410	820.670.220
Bao Ngan Pharmaceutical Company Limited	-	10.735.707.200
Dong Do Pharmaceutical Company Limited	24.178.539.659	31.178.516.478
TB Vietnam Pharmaceutical Trading Company Limited	34.757.655.885	24.495.082.359
Vietlife Pharmaceutical Joint Stock Company	4.401.018.000	3.722.000.000
Lam An Pharmaceutical Trading Company Limited	6.350.000.000	11.700.000.000
Tan Dai Cat Pharmaceutical Company Limited	-	3.409.598.360
Danh Minh Pharmaceutical JSC	1.121.560.704	-
Vietnam 1A Pharmaceutical Company Limited	-	-
Dai Thuy Trading and Pharmacy JSC	22.869.315.110	-

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

(Notes are an integral part of these Separate Financial Statements and they shall be read in conjunction with such enclosed Separate Financial Statements)

14. Taxes and payables to the State budget

Items	01/01/2025	Amounts payable in the year	Amounts paid in the year	Unit: VND 30/09/2025
a) Payables				
Value added tax for domestic goods	6.639.831	124.054.476	130.694.307	-
Value added tax for import goods	-	39.551.558.694	39.551.558.694	-
Corporate income tax	4.634.215.172	8.520.986.520	11.451.312.905	1.703.888.787
Personal income tax	980.002.093	2.535.689.344	3.435.372.057	80.319.380
Natural resource tax	-	18.319.680	18.319.680	-
Land rental fee	-	2.401.930.948	2.401.930.948	-
Others	-	39.956.000	39.956.000	-
Total	5.620.857.096	53.192.495.662	57.029.144.591	1.784.208.167

b) Receivables

Value added tax for domestic goods	622.855.829	-	-	622.855.829
Import and export duties	8.413.385	10.261.277.793	11.267.252.987	1.014.388.579
Total	631.269.214	10.261.277.793	11.267.252.987	1.637.244.408

15. Accrued expenses

	30/09/2025 VND	01/01/2025 VND
Short-term		
Accrued interest expense	98.344.838	162.743.579
Accrued land rental expenses	1.106.497.131	-
Cộng	1.204.841.969	162.743.579

16. Unearned revenue

	30/09/2025 VND	01/01/2025 VND
Short-term		
Unearned revenue from leases	1.290.510.721	909.298.387
Total	1.290.510.721	909.298.387

17. Other payables

	30/09/2025 VND	01/01/2025 VND
a) Short-term	309.703.341	72.107.933
Insurances	14.416.405	28.437.874
Others	295.286.936	43.670.059
b) Long-term	3.504.500.000	4.403.300.000
Long term collaterals, deposits received	3.504.500.000	4.403.300.000
Total	3.814.203.341	4.475.407.933

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

(Notes are an integral part of these Separate Financial Statements and they shall be read in conjunction with such enclosed Separate Financial Statements)

18. Loans

Unit: VND

	30/09/2025		In the period		01/01/2025	
	Amount	Amount able to be paid off	Increase	Decrease	Amount	Amount able to be paid off
a) Short-term	282.219.265.279	282.219.265.279	524.082.210.741	615.136.920.329	373.273.974.867	373.273.974.867
<i>a1) Short-term borrowing</i>	268.374.557.354	268.374.557.354	524.082.210.741	615.136.920.329	359.429.266.942	359.429.266.942
Vietnam Joint Stock Commercial Bank for Industry and Trade - Thanh An Branch (1)	41.791.903.998	41.791.903.998	118.680.139.128	221.326.697.812	144.438.462.682	144.438.462.682
Joint Stock Commercial Bank For Foreign Trade Of Vietnam - West Hanoi Branch (2)	50.879.577.493	50.879.577.493	153.419.513.742	202.624.432.908	100.084.496.659	100.084.496.659
Vietnam Bank for Agriculture and Rural Development – Hanoi II Branch (3)	24.744.594.280	24.744.594.280	24.744.594.280		-	-
Shinhan Bank Vietnam Limited - Hanoi Branch (4)	48.457.586.324	48.457.586.324	86.564.194.755	93.703.661.347	55.597.052.916	55.597.052.916
Joint Stock Commercial Bank for Investment and Development of Vietnam - Ngoc Khanh Branch (5)	55.863.011.945	55.863.011.945	112.616.469.235	73.931.684.952	17.178.227.662	17.178.227.662
Individuals (6)	46.637.883.314	46.637.883.314	28.057.299.601	23.550.443.310	42.131.027.023	42.131.027.023
<i>a2) Long-term loans on due date</i>	13.844.707.925	13.844.707.925	-	-	13.844.707.925	13.844.707.925
MUFG Bank, Ltd., - Hanoi City Branch (7)	13.844.707.925	13.844.707.925	-	-	13.844.707.925	13.844.707.925
b) Long-term	96.912.955.472	96.912.955.472	-	-	96.912.955.472	96.912.955.472

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

(Notes are an integral part of these Separate Financial Statements and they shall be read in conjunction with such enclosed Separate Financial Statements)

MUFG Bank, Ltd., - Hanoi City Branch (7)	96.912.955.472	96.912.955.472	96.912.955.472
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Total	379.132.220.751	379.132.220.751	524.082.210.741	615.136.920.329	470.186.930.339	470.186.930.339
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(1) Credit Contract No. 2209/2024-HĐCVHM/NHCT320-HATAPHAR dated September 23, 2024, has a loan limit of VND 150 billion (which includes debts adjusted by Credit Contract No. 2209/2023-HĐCVHM/NHCT320-HATAPHAR dated September 22, 2023). The purpose of the loan is to supplement working capital for production and business activities. The loan interest rate will be as stated on each debt receipt and valid from the disbursement until the interest rate is adjusted on the twenty-fifth (25th) of each month (or the previous working day if the 25th is not a working day). Each debt has a term specified on the debt receipt, but it will not exceed 5 months per contract from the time of loan disbursement. The limited maintenance period will extend until September 23, 2025. This loan is unsecured.

(2) Loan Agreement No. 04/25/QLN/HM/VCBTHN dated February 06, 2025 attached to Credit contract No. 04/25/QLN/CTD/VCBTHN dated February 06, 2025, Letter of Credit Issuance Contract No. 04/25/QLN/HMLC/VCBTHN dated February 06, 2025, Credit Guarantee Contract No. 04/25/QLN/HMBL/VCBTHN dated February 06, 2025 and the amended and supplemented dated April 4, 2025, has a loan limit of VND 200 billion (which includes the loan contract No. 37/23/QLN/HM/VCBTHN dated October 17, 2023). The purpose of the loan is to finance legal, reasonable, and valid short-term credit needs that support production and business activities, and not for asset investment activities. The Company's fixed interest rate will be specified for each debt, with a maximum loan term of 05 months. The credit term is 12 months from the date of signing this contract or until February 19, 2026, whichever comes first. This loan is unsecured.

(3) Credit contract No. 1505-LAV-202500773 dated July 2, 2025; loan limit: VND 30 billion; purpose of the loan: to supplement working capital for the company's business operations in 2025-2026; interest rate: specified in each debt acknowledgment; loan term for each drawdown within the credit limit is specified in the respective debt acknowledgment but shall not exceed 6 months per loan agreement; total credit facility term: 12 months from the contract signing date; the loan is unsecured

(4) Credit contract No. 130002065517 dated August 16, 2019, and Extension - Amendment Supplement No.130002065517/11, extending the limit until August 15, 2026, has a loan limit of VND 80 billion, intended to provide working capital for production and business activities; Loan Interest Rate: for a fixed interest rate, the rate will remain constant throughout the loan term as specified in each Loan Withdrawal Application or Debt Acknowledgement; For an adjustable interest rate, the rate will be based on the 3-month MFC reference interest rate plus a margin of 0.74% per year, and it will be adjusted every three months during the loan term; The credit term specified in each debt acknowledgment document does not exceed 3 months per contract; The credit term is 05 years from the date of signing the contract, this loan is unsecured.

(5) Credit Limit Contract No. 01/2025/177578/HDTD, dated June 10, 2025, establishes a credit limit with a maximum amount of VND 200 billion. This loan serves to supplement working capital, provide guarantees, and open letters of credit (L/C). The interest rate will be determined for each contract based on the bank's interest rate policy at that time. The duration of the credit limit extends from the date of signing this contract. This loan is unsecured.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

(Notes are an integral part of these Separate Financial Statements and they shall be read in conjunction with such enclosed Separate Financial Statements)

- (6) Personal loans are offered based on individual loan contracts to support the Company's production and business activities. The loan term is less than 12 months, with an interest rate ranging from 0.033% to 0.4% per month.
- (7) Long-term Facility letter No. FL/053/22 dated August 02, 2022, Amendment agreement No. 02 dated January 17, 2023, Amendment agreement No. 03 dated December 27, 2023 of Long-term Facility Letter No. FL/053/22 dated August 02, 2022, the aggregate principal sum of the Facility shall not exceed VND 235 billion. The loan term until December 31, 2032, the Facility shall be used for Capital Expenditure/Factory Construction and for no other purpose. The specific interest rate for the first interest period in respect of an advance specified in a request for Advance which forms an inseparable part of such request shall be legally bound from the moment of the Customer and the Bank agree to such interest rate (whether orally or otherwise) and the request for Advance is deemed to have been accepted by the Bank from that moment thereof. The specific interest rate and other terms of the Advance shall be thereafter documented for evidentiary purposes in a notice (the "Advance") delivered by the Bank to the Customer. This loan is secured by the letter of guarantee issued by Aska Pharmaceutical Holdings Co., Ltd dated August 02, 2022. The first installment of each Advance shall be on the last Business day of December 2025, the subsequent installment shall be made every 12 months thereafter.

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

(Notes are an integral part of these Separate Financial Statements and they shall be read in conjunction with such enclosed Separate Financial Statements)

19. Owner's equity
a) Movement in owner's equity

Unit: VND

Items	Owner's contributed capital	Share premium	Other capital	Treasury stock	Retained earnings	Total
Balance as at 01/01/2024	823.417.730.000	96.320.000.000	24.375.893.101	(15.130.000)	79.313.204.892	1.023.411.697.993
Profit in the previous year	-	-	-	-	67.563.189.336	67.563.189.336
Dividends of 2023	-	-	-	-	(41.170.130.000)	(41.170.130.000)
Advances payment dividends of 2024	-	-	-	-	(41.170.130.000)	(41.170.130.000)
Balance as at 31/12/2024	823.417.730.000	96.320.000.000	24.375.893.101	(15.130.000)	64.536.134.228	1.008.634.627.329
Profit in the current period	-	-	-	-	40.622.204.860	40.622.204.860
Balance as at 30/09/2025	823.417.730.000	96.320.000.000	24.375.893.101	(15.130.000)	105.158.339.088	1.049.256.832.189

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

(Notes are an integral part of these Separate Financial Statements and they shall be read in conjunction with such enclosed Separate Financial Statements)

b) Details of owner's equity

	30/09/2025 VND	01/01/2025 VND
Hanoi City Development Investment Fund	30.978.660.000	30.978.660.000
ASKA Pharmaceutical Co.,Ltd	329.752.390.000	321.810.390.000
Le Van Lo	46.199.910.000	46.199.910.000
Ngo Van Chinh	20.178.110.000	20.178.110.000
Hoang Van Tue	32.866.560.000	32.866.560.000
Le Viet Linh	52.219.860.000	52.219.860.000
Nguyen Thi Minh Hau	1.568.280.000	1.568.280.000
Le Anh Trung	30.653.390.000	30.653.390.000
Le Xuan Thang	32.004.810.000	32.004.810.000
Ngo Tuan Viet	5.000.000.000	5.000.000.000
Others	241.995.760.000	249.937.760.000
Total	823.417.730.000	823.417.730.000

c) Capital transactions with owners, dividend distribution and shared profit

	Quarter III/2025 VND	Quarter II/2024 VND
Owner's contributed capital		
Contribution at the beginning of the period	823.417.730.000	823.417.730.000
Increase in the year	-	-
Contribution at the end of period	823.417.730.000	823.417.730.000
Paid dividend, shared profit	-	-

d) Shares

	30/09/2025 Shares	01/01/2025 Shares
Number of shares registered for issue	82.341.773	82.341.773
Number of shares issued to the public	82.341.773	82.341.773
- Ordinary shares	82.341.773	82.341.773
Number of shares buyback	1.513	1.513
- Ordinary shares	1.513	1.513
Number of outstanding shares in circulation	82.340.260	82.340.260
- Ordinary shares	82.340.260	82.340.260

An ordinary share has par value of VND 10,000

e) Dividends

Dividends declared after the end of the accounting period:

- Dividends declared on ordinary shares:

- Dividends declared on preferred stock: none

Unrecorded cumulative preferred stock dividends: none

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

(Notes are an integral part of these Separate Financial Statements and they shall be read in conjunction with such enclosed Separate Financial Statements)

f) Funds of the Company

Unit: VND

Items	01/01/2025	Increase	Decrease	30/09/2025
Investment and Development fund	8.963.148.976	-	-	8.963.148.976
Total	8.963.148.976	-	-	8.963.148.976

20. Off Separate Balance Sheet items

Foreign currencies

	30/09/2025	01/01/2025
USD	7.184,76	8.883,21
EUR	365,83	311,93

II. Additional information for items presented in Separate Income Statement**1. Gross revenue from goods sold and services rendered**

	Quarter III/2025 VND	Quarter III/2024 VND
Revenue from sales of finished products	124.183.370.114	149.768.718.537
Revenue from sales of goods	479.370.881.814	359.395.819.526
Total	603.554.251.928	509.164.538.063

2. Revenue deductions

	Quarter III/2025 VND	Quarter III/2024 VND
Sales returns	15.697.260	-
Total	15.697.260	-

3. Net revenue from goods sold and services rendered

	Quarter III/2025 VND	Quarter III/2024 VND
Net revenue from sales of finished products	124.167.672.854	149.768.718.537
Net revenue from sales of goods	479.370.881.814	359.395.819.526
Total	603.538.554.668	509.164.538.063

4. Cost of sales

	Quarter III/2025 VND	Quarter III/2024 VND
Cost of finished products sales	88.577.463.686	105.642.364.738
Cost of goods sales	471.663.523.339	352.195.885.347
Total	560.240.987.025	457.838.250.085

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

(Notes are an integral part of these Separate Financial Statements and they shall be read in conjunction with such enclosed Separate Financial Statements)

5. Financial income

	Quarter III/2025 VND	Quarter III/2024 VND
Financial income	10.554.757.527	5.540.788.149
Total	10.554.757.527	5.540.788.149

6. Financial expenses

	Quarter III/2025 VND	Quarter III/2024 VND
Financial expenses	3.673.716.326	3.261.618.178
Total	3.673.716.326	3.261.618.178

7. Other income

	Quarter III/2025 VND	Quarter III/2024 VND
Other income	4.181.387.197	3.269.062.122
Total	4.181.387.197	3.269.062.122

8. Other expenses

	Quarter III/2025 VND	Quarter III/2024 VND
Other expenses	-	3.500.000
Total	-	3.500.000

9. Selling expenses and general and administration expenses

	Quarter III/2025 VND	Quarter III/2024 VND
a) Selling expenses incurred in the period	6.580.717.254	6.300.787.059
b) General administration expenses incurred in the period	34.066.172.353	29.011.585.485
Total	40.556.082.806	35.130.624.334

10. Current corporate income tax expense

	Quarter III/2025 VND	Quarter III/2024 VND
Corporate income tax expense calculated on current taxable income	1.703.888.787	4.290.729.505

Hanoi, October 28, 2025

HATAY PHARMACEUTICAL JOINT STOCK COMPANY

General Director

Prepared by

Chief Accountant



Nguyen Thi Bich Ngoc



Hoang Van Tue



Le Xuan Thang