[REDACTED]
New Factory Feasibility Study

Complied by
DIAS Advisors Limited

Contents

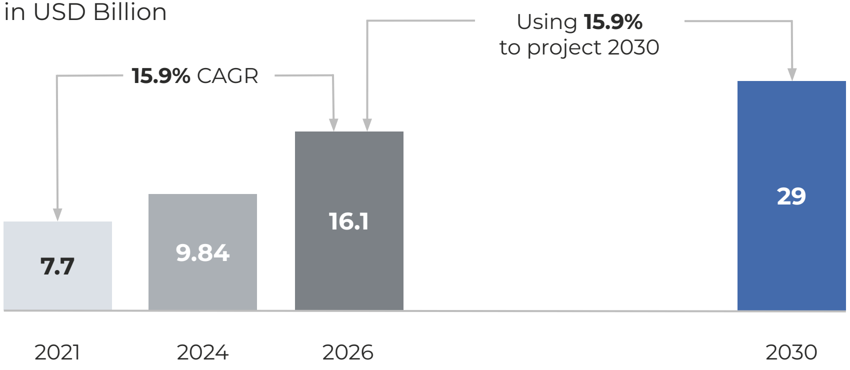
[REDACTED] Products Represent 32% of Vietnam Pharma Drug Market

[REDACTED] Products	GI	Analgesic		CVD	Cancer		Diabetes
Market Composition [1]	28% OTC			72% Prescription			
Product Breakdown of Market Composition [2,3]	15% GI	21% Analgesic	64% Other	5% CVD	8% DB	17% Cancer	70% Other

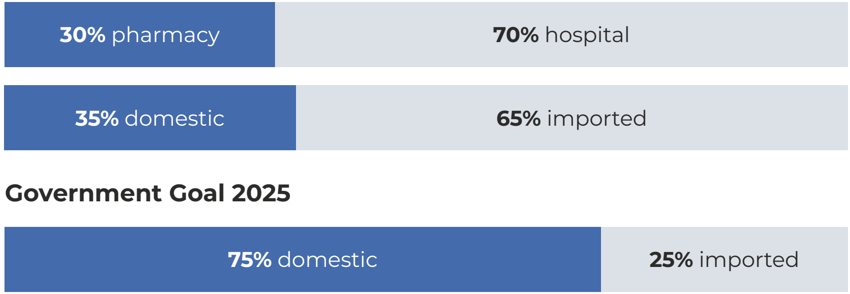
[REDACTED] products represent 36% Total OTC and 30% of Total Prescription Drug categories in the Vietnam Pharmaceutical Market. The products thus represent 31.68% (36% of 28 & 30% of 72) of the overall pharmaceutical drug market in Vietnam. This percentage will be used to determine the total available market share in slide 5.

Products Demand Expected To Increase Domestically

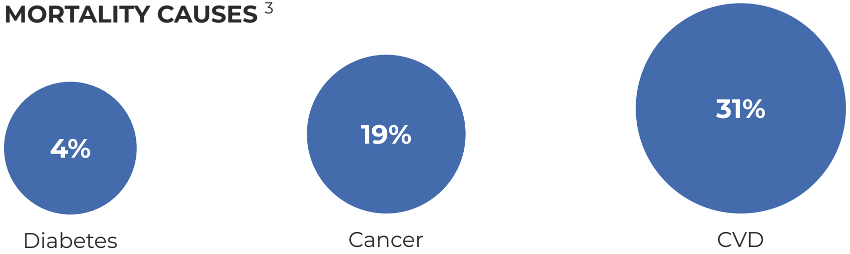
PHARMACEUTICAL SALES [1,2]
in USD Billion



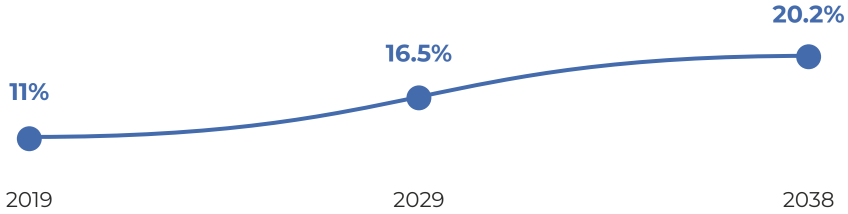
MARKET COMPOSITION [5,6]



MORTALITY CAUSES [3]

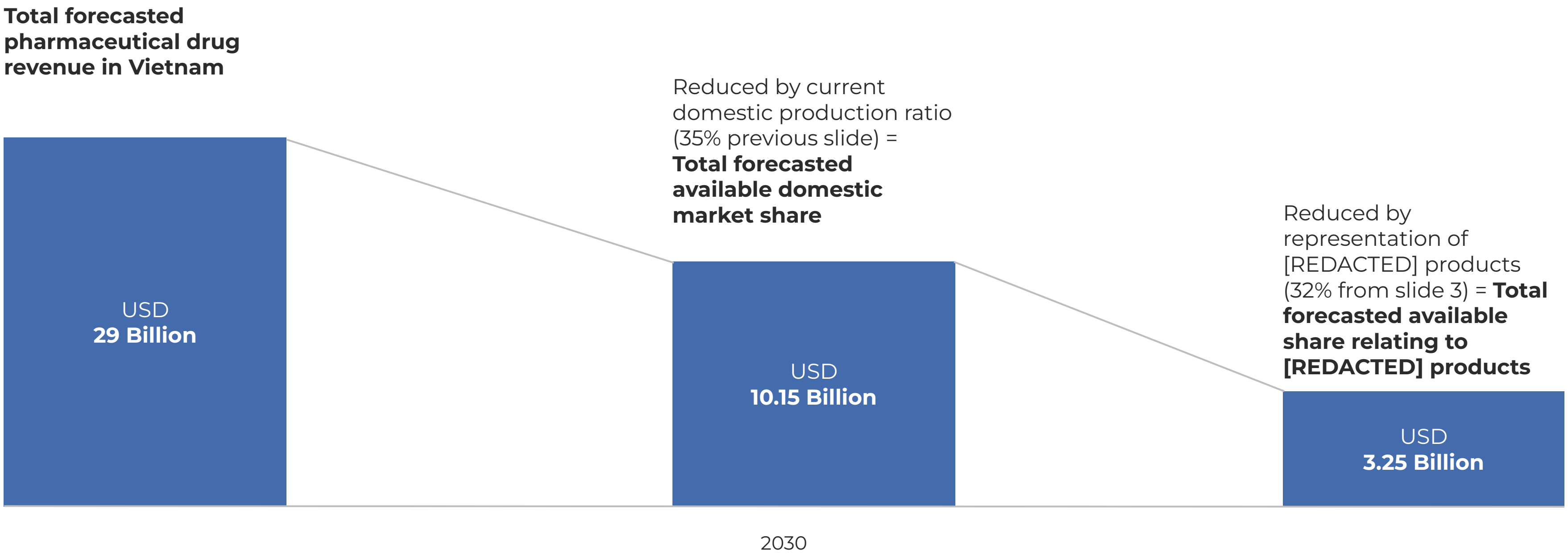


% POPULATION > 65 years old [4]



USD 29 Billion projected sales 2030, 35% domestic contribution, and 32% product category representation (previous slide), will be used in combination next to determine the available product market share.

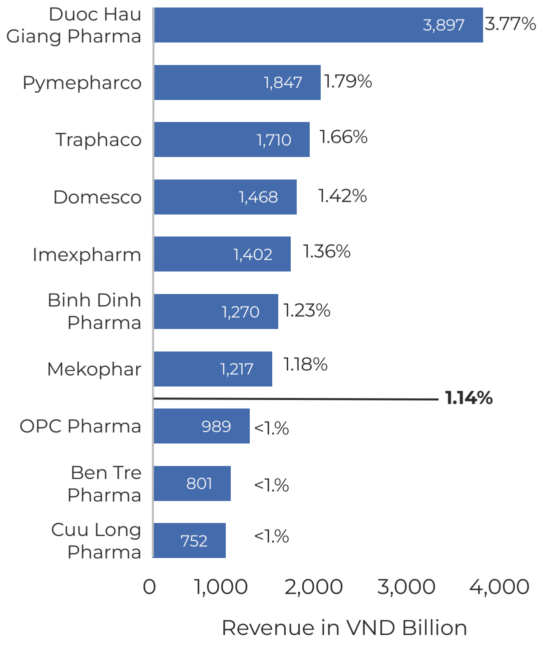
USD 3.25 Billion
Estimated Total Market Share For Project Products in 2030

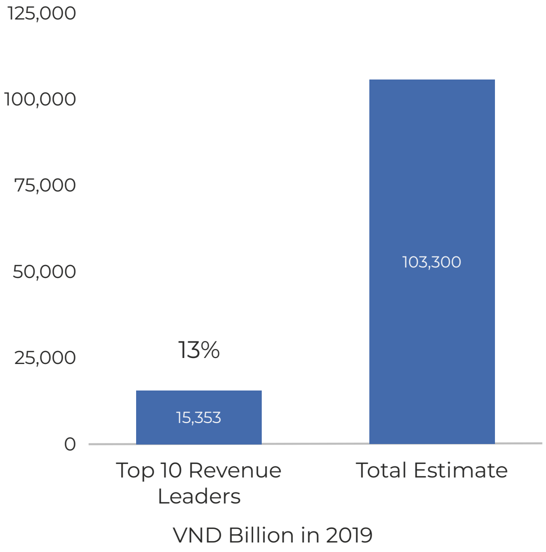


Total market share available in year 2030 is compared to the output from the financial model in year 2030 next, once both phases of the project are at full capacity.

[REDACTED] To Capture 1.14% of The Fragmented Market in 2030

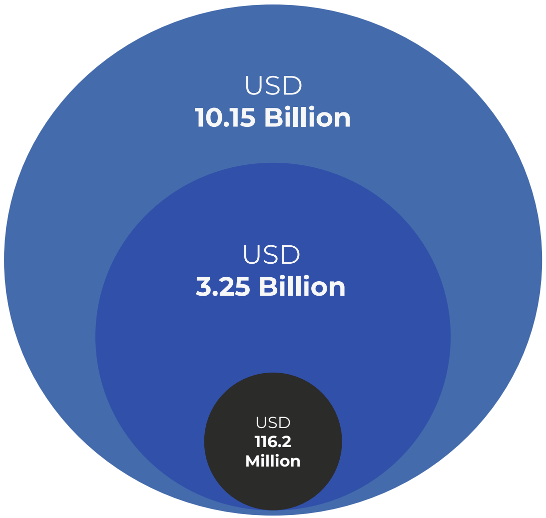
SALES REVENUE OF MAJOR PHARMACEUTICAL COMPANIES
in Vietnam 2019, in VND Billion [1]





In 2019 the top 10 revenue leaders only accounted for 13% of total estimated revenue.

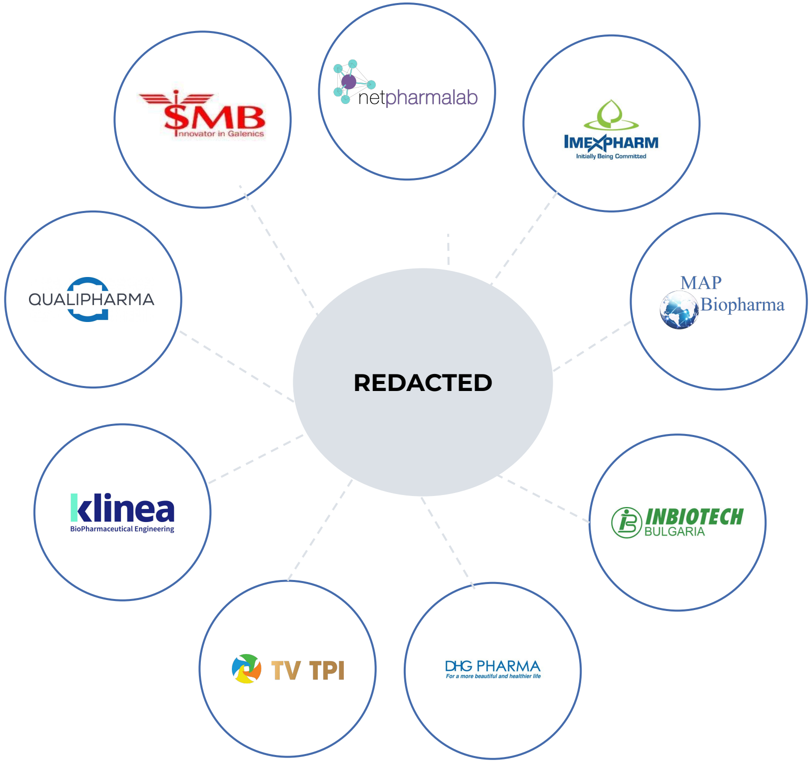
In 2020, there were 442 pharmaceutical companies in Vietnam. [2]



2030

Project revenue in 2030 is USD 116.2 Million, which is 3.57% of the estimated market share for the [REDACTED] products and 1.14% of total pharmaceutical products in 2030.

Competitive Advantage: Vertical Integration & Existing Network



Barriers to entry

- Regulation
- Large initial capital investment

Competitive Advantage

Experience and an existing network providing the following services in the pharmaceutical industry :

- Manufacturing
- Distribution
- Importation
- Storage
- Legal advisory
- Commercialization

This project will complete the vertical integration strategy.

Investment Breakdown

	Phase 1	Phase 2
Starting time of construction	*Q4/2023*	*Q1/2026*
Ending time of construction	*Q4/2024*	*Q4/2027*
Construction Cost	$1,181,880	$1,801,800
Equipment	$3,459,670	$7,684,170
Inventory	$3,307,728	$6,170,790
Land Acquisition	$33,670	$51,330
Total	**$7,982,948**	**$15,708,090**

Key Input Assumption

	Phase 1	Phase 2
COGS	65%	65%
G&A	10.3%	10.3%
Discount	0%	0%
Selling	5%	5%
Marketing	8%	8%
R&D	5%	5%
Reinvestment	0%	0%
Depreciation Time	10 years	10 years

Key Input Assumption

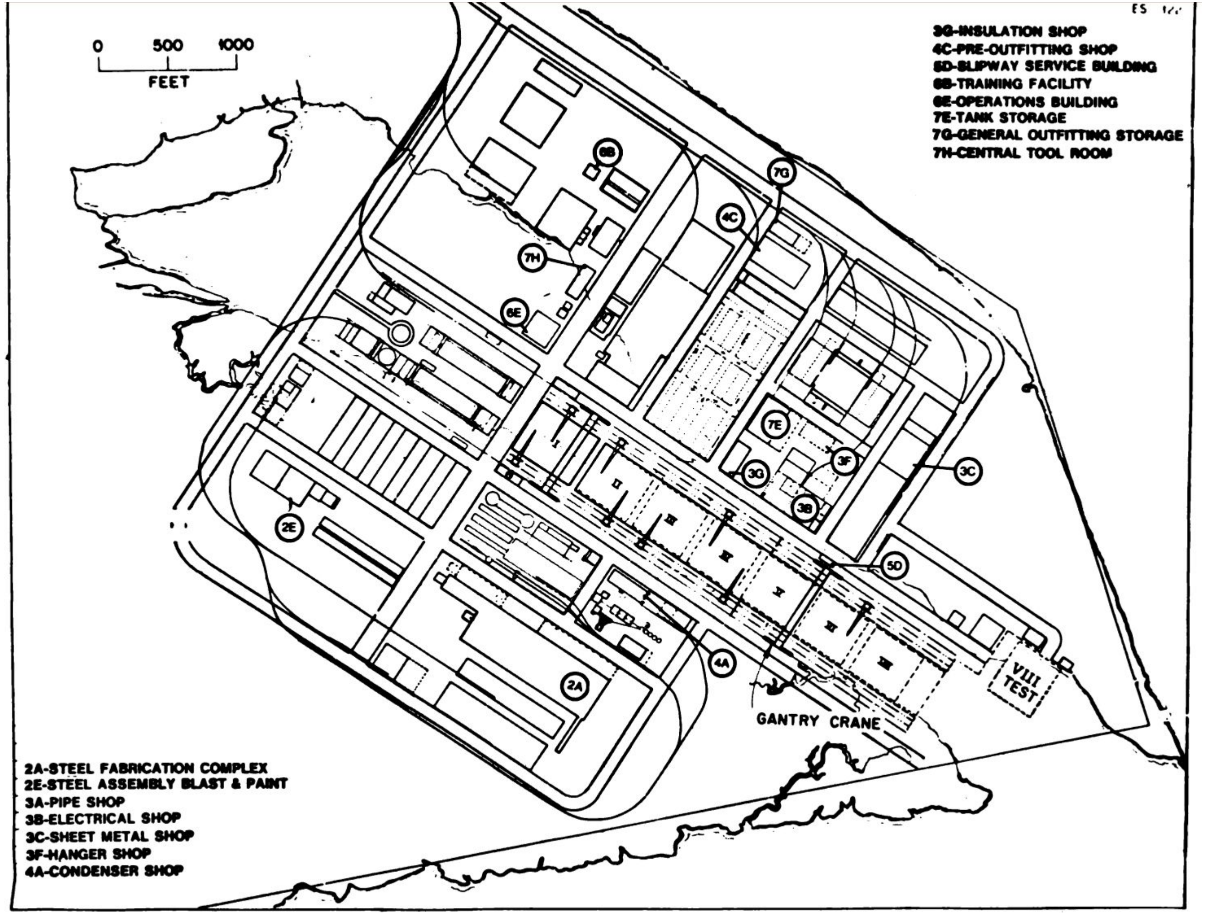
	Phase 1	Phase 2
% Equity	40%	40%
% Debt	60%	60%
Cost Of Equity	20%	20%
Cost Of Debt	11%	11%
WACC	13.28%	13.28%

Key Results

NPV	USD 11,941,790
IRR	21.72%
Payback Period (years)	2.74 years
Exit Year	7
Value At Exit	USD 205,987,155.02

Land Information

Location	[Redacted]
Land Size	10,000 m2 (~1 ha)
Lease Terms	From contract date to 25/8/2059
Zoning	Mainly for construction of industrial factory
Construction Cost	70,116,480,000 VND (~2,985,559 USD)



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Conclusion: Project Success Factors Outweigh Risks

Success Factor	Detail	Risk
Market Size	Addressable Market Is Over 3.35 Bn$	Technological or scientific advancement in the treatment of diseases that make up the target market, reducing the demand for existing drugs.
Market Composition	No one competitor makes up more than 3.77% maximum market share. No single one or two players consolidate bargaining power.	Large MNC's & Local companies identify the opportunity for consolidation.
Policy	Government encouraging domestic production. Goal to push domestic production to 75% in 2025	Local government has ability to change policy easily. Changes could impact profitability in the future or ease barriers to entry.
Competitive advantages	Project will complete the vertical integration strategy. Team has industry know-how.	Not being able to realize significant synergies with manufacturing operation.
Returns on Investment	Project IRR is 21.72%, which is greater than the WACC.	Project financing delays due to constraints or continued issues in capital markets. Assumed debt levels may not be obtained, higher equity will be required, increasing the WACC.

Conclusion:
Project Expected to be Profitable

With the combination of a robust market demand, a strong competitive edge, and a solid financial analysis indicating a positive net present value and internal rate of return of 21.72%, **it is likely that the project will yield significant profits.**

The various factors supporting the profitability of the project inspire confidence in its potential success.