

**HANOI BEER ALCOHOL AND BEVERAGE JOINT STOCK
CORPORATION**

HA NOI - THANH HOA BEER JOINT STOCK COMPANY

**CONSOLIDATED FINANCIAL STATEMENTS
Q3- 2026**

Thanh Hoa , October 2026

Consolidated Statement of Financial Position
As at 30 September 2026

Unit: VND

ASSETS	Code	Note	30/09/2026	01/01/2026
A . CURRENT ASSETS	100			
I. Cash and cash equivalents	110	V.1	302,955,533,910	234,115,120,467
1. Cash	111		40,928,698,124	31,042,584,553
2. Cash equivalents	112		40,928,698,124	18,971,242,087
II. Short-term financial investment	120		-	12,071,342,466
1. Trading securities	121		101,878,947,946	6,212,374,247
2. Provision for devaluation of trading securities	122		-	-
3. Investments held to maturity dates	123	V.2a	-	-
III. Short-term accounts receivable	130		101,878,947,946	6,212,374,247
1. Receivable from customers	131	V.3a	113,275,359,363	135,382,778,100
2. Short-term prepayments to suppliers	132		57,089,702,612	118,997,744,905
5. Other receivable	135	V.4a	6,764,293,726	5,504,134,196
6. Provision for short-term bad debts	136		54,342,251,680	14,108,696,452
IV. Inventories	140		(4,920,888,655)	(3,227,797,453)
1. Inventories	141	V.6	46,872,528,477	61,477,383,567
V. Short-term biological assets	150		46,872,528,477	61,477,383,567
VI. Other current assets	160		-	-
1. Short-term allocation pending cost	161		-	-
2. VAT deductible	162		-	-
3. Taxes and accounts receivable from the State	163		-	-
4. Other current assets	165		-	-
B. LONG-TERM ASSETS	200		-	-
I. Long-term accounts receivable	210		68,756,217,339	64,090,367,762
1. Long-term accounts receivable from customers	211		10,000,000	10,000,000
2. Long-term prepayments to suppliers	212		-	-
3. Long-term intercompany receivables	214		-	-
4. Other long-term receivable	215		-	-
5. Provision for long-term bad debts	219		10,000,000	10,000,000
II. Fixed assets	220		-	-
1. Tangible assets		V.8	43,820,167,601	41,150,219,712
- Historical costs	221		39,669,457,838	36,793,884,949
- Accumulated depreciation	222		569,576,219,335	560,831,231,374
2. Financial leasehold assets	223		(529,906,761,497)	(524,037,346,425)
- Historical costs	224		-	-
- Accumulated	225		-	-
	226		-	-

Consolidated Statement of Financial Position (continued)

As at 30 September 2026

Unit: VND

ASSETS	Code	Note	30/09/2026	01/01/2026
3. Intangible assets	227	V.9	4,150,709,763	4,356,334,763
- Historical costs	228		8,262,859,922	8,262,859,922
- Accumulated	229		(4,112,150,159)	(3,906,525,159)
III. Long-term biological assets	230		-	-
IV. Investment property	240		-	-
- Historical costs	241		-	-
- Accumulated	242		-	-
V. Long-term assets in	250		5,131,744,087	2,876,033,325
1. Cost for work in process	251		-	-
2. Construction in progress	252	V.7b	5,131,744,087	2,876,033,325
VI. Long-term financial investment	260	V.2b	-	-
1. Investment in subsidiaries	261		-	-
2. Investment in associates and joint ventures	262		-	-
3. Investment, capital contribution in other entities	263		-	-
4. Provision for long-term financial investment	264		-	-
5. Investment held until maturity date	265		-	-
6. Provision for long-term held-to-maturity investments	266		-	-
VII. Other long-term assets	270		-	-
1. Short-term allocation pending cost	271	V.10b	19,794,305,651	20,054,114,725
2. Deferred income tax assets	272		19,210,753,219	19,418,031,933
3. Long-term equipment, materials, spare parts	273		583,552,432	636,082,792
4. Other long-term assets	274		-	-
TOTAL ASSETS	280		371,711,751,249	298,205,488,229

Consolidated Statement of Financial Position (continued)

As at 30 September 2026

Unit: VND

RESOURCES	Code	Note	30/09/2026	01/01/2026
C. LIABILITIES	300		219,525,546,919	150,175,442,039
I. Current liabilities	310		202,390,414,465	136,317,622,685
1. Short-term payable to suppliers	311	V.12a	35,091,294,650	7,156,229,872
2. Short-term advances from customers	312		6,173,290,571	32,424,119,736
3. Dividends and profit payable	313		557,394,580	603,399,565
4. Short-term Taxes and other obligations to the	314	V.13	50,265,105,560	21,977,317,907
5. Payable to employees	315		17,146,201,642	12,897,139,163
6. Short-term accrued expenses	316		-	135,762,570
10. Other payable	320	V.15a	90,878,524,009	54,831,249,858
11. Short-term loans and finance lease liabilities	321	V.11a	-	5,000,000,000
12. Provision for short term payables	322		-	-
13. Bonus and welfare fund	323		2,278,603,453	1,292,404,014
II. Long-term liabilities	330		17,135,132,454	13,857,819,354
1. Long-term accounts	331	V.12b	312,904,575	312,904,575
8. Other long-term payables	338	V.15b	16,822,227,879	13,544,914,779
D. OWNER'S EQUITY	400		152,186,204,330	148,030,046,190
1. Owner's contribution capital	411		114,245,700,000	114,245,700,000
- Common shares with voting right	411a		114,245,700,000	114,245,700,000
2. Share premiums	412		4,078,650,000	4,078,650,000
4. Other owner's fund	414		390,000,000	390,000,000
8. Investment and development fund	418		19,425,742,547	19,425,742,547
10. Retained profit after tax	420		14,046,111,783	9,889,953,643
- Retained profit after tax accumulated by the end of the previous period	420a		8,482,354,204	5,626,211,704
- Retained profit after tax of the current period	420b		5,563,757,579	4,263,741,939
TOTAL RESOURCES	440		371,711,751,249	298,205,488,229

Prepared by

Chief Accountant

Thanh Hoa, 15 October 2026

Director


 Doan Thi Nhu Hoa


 Phung Sy Huu


 Vu Dinh Duc


CONSOLIDATED INCOME STATEMENT

Q3 - 2026

Items	Code	Note	From 01/07/2026 to 30/09/2026	From 01/07/2025 to 30/09/2025	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
1. Revenue from sale of goods and rendering of services	01	VI.1	546,421,286,452	476,065,679,951	1,522,961,545,870	1,262,850,825,059
2. Deductible items	02	VI.2	21,820,445,508	13,442,769,628	54,865,593,377	28,765,994,387
3. Net revenue from sale of goods and	10		524,600,840,944	462,622,910,323	1,468,095,952,493	1,234,084,830,672
4. Cost of goods sold	11	VI.3	479,822,374,222	425,156,064,506	1,351,044,996,607	1,149,699,996,997
5. Gross profit from sale of goods and	20		44,778,466,722	37,466,845,817	117,050,955,886	84,384,833,675
6. Gain/(loss) from disposal of investment property	21					
7. Revenue from financial activities	22	VI.4	995,386,792	392,705,841	1,176,752,900	957,044,822
8. Financial expenses	23	VI.5	-	-	10,857,534	64,508,209
In which: Interest expense	24		-	-	10,857,534	64,508,209
9. Selling expenses	25	VI.8b	47,496,093,681	39,344,113,750	133,687,035,798	107,356,842,039
10. Administrative expenses	26	VI.8a	16,506,421,995	12,095,766,753	39,411,418,796	32,926,595,005
11. Net profit from operating activities	30		(18,228,662,162)	(13,580,328,845)	(54,881,603,342)	(55,006,066,756)
12. Other income	31	VI.6	21,559,770,765	24,512,335,485	62,202,628,873	62,357,442,715
13. Other expenses	32	VI.7	27,383,128	2,509,548,533	208,131,388	3,040,970,002
14. Other profit	40		21,532,387,637	22,002,786,952	61,994,497,485	59,316,472,713
15. Total profit before tax	50		3,303,725,475	8,422,458,107	7,112,894,143	4,310,405,957
16. Current corporate income tax expenses	51	VI.10	657,076,919	1,039,217,706	1,496,606,204	1,292,660,232
17. Deferred corporate income tax expenses	52		17,510,120	17,510,120	52,530,360	52,530,360
18. Profit after tax	60		2,629,138,436	7,365,730,281	5,563,757,579	2,965,215,365
19. Basic earnings per share	70		107	561	364	176
20. Diluted earnings per share	71		107	561	364	176

Prepared by

Doan Thi Nhu Hoa

Doan Thi Nhu Hoa

Chief Accountant

Phung Sy Huu

Phung Sy Huu

CTH Thanh Hoa, 15 October 2026

Director

Phung Sy Huu

Phung Sy Huu



CONSOLIDATED CASH FLOW STATEMENT

From 01/01/2026 to 30/09/2026

Unit: VND

Items	Code	Note	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
I. Cash flows from operating activities				
1. Profit before tax	01		7,112,894,143	4,310,405,957
2. Adjustments for				
- Depreciation	02		6,349,948,657	6,258,535,456
- Provisions	03		1,693,091,202	
- Gains/losses from unrealised foreign exchange	04		-	
- Gains/losses from investing activities	05		(1,134,627,354)	(1,260,226,640)
- Interest expenses	06		10,857,534	64,508,209
- Other adjustments	07			
3. Profit from operating activities before changes in working capital	08		14,032,164,182	9,373,222,982
- Increase/Decrease in receivables	09		20,414,327,535	(70,232,442,711)
- Increase/Decrease in inventory	10		14,604,855,090	25,809,343,507
- Increase/Decrease in payables (excluding interest payables, business income tax payables)	11		72,503,877,456	16,523,787,663
- Increase/Decrease in allocation pending cost	12		207,278,714	(6,854,066,211)
- Interest paid	14		(10,857,534)	(64,508,209)
- Business income tax paid	15		(590,573,234)	(1,466,854,410)
- Other receipts from operating activities	16		428,363,387	273,946,666
- Other expenses on operating activities	17		(849,763,387)	(584,446,666)
Net cash flows from operating activities	20		120,739,672,209	(27,222,017,389)
II. Cash flow from investing activities				
1. Purchase of fixed assets and other long-term assets	21		(11,275,607,308)	(1,162,378,324)
2. Proceeds from disposals of fixed assets and other long-term assets	22		1,416,667	303,181,818
3. Loans to other entities and purchase of debt instruments of other entities	23		(107,000,000,000)	(10,114,684,932)
4. Repayment from borrowers and proceeds from sales of debt instruments of other entities	24		12,000,000,000	32,000,000,000
5. Investments in other entities	25		-	-
6. Investment returns from other entities	26		-	-
7. Interest, dividends and profit received	27		466,636,988	1,268,734,613
Net cash from investing activities	30		(105,807,553,653)	22,294,853,175
III. Cash flows from financing activities				
1. Receipts from stocks issuing and captial contribution from equity owners	31		-	-
2. Fund returned to equity owners, issued stock redemption	32		-	-
3. Long-term and short-term borrowings received	33		3,800,000,000	9,604,647,124
4. Loan repayment	34		(8,800,000,000)	9,604,647,124
6. Dividends, profit paid to equity owners	36		(46,004,985)	
Net cash from financing activities	40		(5,046,004,985)	0

CONSOLIDATED CASH FLOW STATEMENT (Continued)

From 01/01/2026 to 30/09/2026

Items	Cod e	Note	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
Net cash during the period	50		9,886,113,571	(4,927,164,214)
Cash and cash equivalents at the beginning of year	60		31,042,584,553	44,509,710,192
Impact of foreign exchange fluctuation	61			
Cash and cash equivalents at the end of year	70		40,928,698,124	39,582,545,978

Prepared by



Doan Thi Nhu Hoa

Chief Accountant



Phung Sy Huu



Thanh Hoa, 15 October 2026

Director

Vu Dinh Duc

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
Q3- 2026**

I. BUSINESS HIGHLIGHTS

1. Form of ownership

The Ha noi - Thanh Hoa Beer Joint Stock Company (referred to as the "Company") was established and operates under the Vietnamese Enterprise Law. The Company was granted the business registration certificate of Joint Stock Company No. 2800791192 on March 24, 2004, and business registration certificate – 13th amendment dated July 15, 2025

The Company's shares are currently being traded on the Hanoi Stock Exchange (HNX) under the ticker symbol THB

The parent company of the Company is the Hanoi Beer Alcohol And Beverage Joint Stock Corporation

2. Operating field

The Company's line of business includes the production of beer and alcohol.

3. Business Activities

The main activities of the Company are:

- The alcoholic and non-alcoholic beverage industry, including various types of beer, carbonated soft drinks, bottled Bordeaux wine. Import of raw materials, supplies, equipment to serve the Company's business activities and for the production and business of alcohol, beer, and beverages.

- Production, business, and import-export of various alcoholic and non-alcoholic beverages, carbonated and non-carbonated beverages, and mineral water.

4. Company's structure

List of subsidiaries:

Name	Business Sector	Ownership Percentage
Habeco Central Trading One Member Company Limited (*)	Trading beer products	100%

(*) The business registration certificate No. 2801023570 was first issued by the Department of Planning and Investment of Thanh Hoa Province on December 21, 2006. The 14th amended business registration was issued on July 10, 2025

5. Declaration on the comparability of information on the consolidated financial statements

The information in the prepared financial statements has all been compared.

II. ACCOUNTING PERIOD, CURRENCY USED IN ACCOUNTING

1. Accounting period

The Company's accounting period is from 1 January to 31 December annually.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

2. Currency used in accounting

The standard currency unit used in accounting is Vietnam dong (VND)

III. ACCOUNTING STANDARDS AND SYSTEM APPLIED

1. Accounting system

The Company applies the Enterprise Accounting System issued according to Circular No. 99/2025/TT-BTC dated October 27, 2025, of the Ministry of Finance..

2. Statement on the compliance with the accounting standards and system

The Company has applied the Vietnamese Accounting Standards and the guidance documents for these standards issued by the State. The financial statements are prepared and presented in accordance with all the provisions of each standard, the circulars guiding the implementation of standards, and the currently applicable accounting regime.

3. Applicable accounting form

The Company has been using the accounting form of general journal recording in the computer.

IV. ACCOUNTING POLICIES APPLIED

1. Principles to determine cash and cash equivalents

Cash and cash equivalents include cash on hand, demand deposits, and short-term investments with maturity less than 03 months from the date investment can be converted easily into a certain amount cash and there is no risk in conversion into cash at the time of reporting.

2. Principles for inventory recognition

Inventory is valued at the lower of cost and net realizable value. The cost of inventory includes direct material costs, direct labor costs, and, if applicable, overhead costs incurred to bring the inventory to its current location and condition. The cost of inventory is determined using the weighted average method. Net realizable value is determined by the estimated selling price less the estimated costs to complete the product and the costs of marketing, selling, and distribution.

The Company sets aside provisions for inventory devaluation in accordance with current accounting regulations. Accordingly, the Company is allowed to make provisions for devaluation of obsolete, damaged, substandard inventory, and in cases where the cost of inventory is higher than the net realizable value at the end of the accounting period.

3. Principles of recognizing trade receivables and other receivables

The amounts receivable from customers, prepayments to suppliers, and other receivables at the reporting date, if :

- The recovery period of no more than 12 months (or within a normal business cycle) are classified as short-term assets.
- The recovery period of more than 12 months (or longer than a normal business cycle) are classified as long-term receivables

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

4. Principles of Recognition and Depreciation of Fixed Assets

- Tangible Fixed Assets and Depreciation

Tangible fixed assets are presented at cost less accumulated depreciation.

The cost of tangible fixed assets acquired through purchases includes the purchase price and all directly attributable costs necessary to bring the asset to its present location and condition. For tangible fixed assets formed through construction investments by contracting or self-construction and production, the cost is the final settlement value of the construction project in accordance with current investment and construction management regulations, other directly related costs, and registration fees (if any). If a project has been completed and put into use but the final settlement has not been approved, the cost of tangible fixed assets is recorded at a provisional price based on the actual costs incurred to obtain the fixed assets. The provisional cost will be adjusted according to the final settlement price approved by the competent authorities.

- Intangible Fixed Assets

Intangible fixed assets represent the value of land use rights and are presented at cost less accumulated amortization. Land use rights are amortized on a straight-line basis over the useful life of the land

Depreciation is calculated using the straight-line method. The estimated useful lives for depreciation are as follows:

- Buildings and structures	05 – 25 years
- Machinery and equipment	04 – 15 years
- Transportation means	04 – 12 years
- Management tools	04 – 06 years
- Land use rights	50 years
- Computer software	03 – 6 years
- Construction in Progress	

Assets under construction for production, leasing, management, or other purposes are recorded at cost. These costs include necessary expenses to form the asset, such as construction costs, equipment costs, other related costs, and related borrowing costs in accordance with the Company's accounting policies. These costs will be transferred to the carrying amount of fixed assets at provisional cost (if the final settlement has not been approved) when the assets are handed over for use

According to State regulations on investment and construction management, depending on the level of management, the final settlement value of completed construction projects must be approved by the competent authorities. Therefore, the final value of the construction projects may change and is subject to the final settlement approved by the competent authorities.

5. Principles of Recognition and Capitalization of Borrowing Costs

Borrowing costs are recognized as production and business expenses in the period in which they are incurred, except for borrowing costs directly related to the investment, construction, or production of qualifying assets that are capitalized to the value of such assets when the conditions specified in Vietnamese Accounting Standard No. 16 "Borrowing Costs" are met.

Borrowing costs directly related to the investment, construction, or production of qualifying assets that are capitalized to the value of such assets include interest expenses, the allocation of discounts or premiums on the issuance of bonds, and any ancillary costs incurred in the process of obtaining the borrowings.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

6. Principles of recognizing and allocating allocation pending cost

Long-term prepaid expenses include the value of tools and instruments that have been used and are considered capable of bringing future economic benefits to the Company for a period of 12 months or more from the time of prepayment.

The calculation and allocation of long-term prepaid expenses into production and business expenses for each accounting period are based on the nature and extent of each type of expense to select the appropriate allocation method and criteria. Prepaid expenses are gradually allocated to production and business expenses on a straight-line basis over a period of 3 years in accordance with current accounting regulations.

7. Principles of Recognition of Trade Payables and Other Payables

Trade payables and other payables at the reporting date, if:

- The remaining payment term is no more than 12 months or within a normal business cycle, are classified as short-term liabilities.
- The remaining payment term is more than 12 months or longer than a normal business cycle, are classified as long-term liabilities.

8. Foreign currency

The Company applies the handling of exchange rate differences in accordance with the guidelines of Vietnamese Accounting Standard No. 10 (VAS 10) "Effects of Changes in Foreign Exchange Rates" and Circular No. 179/2012/TT-BTC dated October 24, 2012, of the Ministry of Finance, which regulates the recognition, evaluation, and handling of exchange rate differences in enterprises. Accordingly, transactions arising in foreign currencies are converted at the exchange rates on the transaction date. Balances of monetary items denominated in foreign currencies at the end of the accounting period are converted at the exchange rates on that date. The arising exchange rate differences are recorded in the income statement. Exchange rate gains from the revaluation of balances at the end of the accounting period are not used for distribution to shareholders.

9. Principles and Methods of Revenue Recognition

Sales revenue

Sales revenue is recognized when all the following conditions are met:

- The significant risks and rewards of ownership of the goods have been transferred to the buyer;
- The Company no longer retains control over the goods as the owner or control over the goods;
- The revenue can be measured reliably;
- The Company has received or will receive the economic benefits from the sales transaction;
- The costs related to the sales transaction can be identified;
- Revenue excludes amounts collected on behalf of third parties, for example, revenue excludes indirect taxes such as excise tax

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

Revenue from service provision

Service revenue is recognized when the outcome of the transaction can be measured reliably. If the provision of services involves multiple periods, revenue is recognized in the period according to the results of the portion of work completed as of the balance sheet date of that period. The outcome of the service transaction is determined when the following conditions are met:

- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the service transaction will flow to the Company;
- The stage of completion of the transaction at the reporting date can be measured reliably;
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

The portion of services completed is determined using the percentage of completion method.

Finance Income

Finance income arising from interest, royalties, dividends, distributed profits, and other financial income is recognized when both of the following conditions are met:

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

Dividends and distributed profits are recognized when the Company's right to receive them is established.

10. Principles and methods of recognition of current corporate income tax expense and deferred corporate income tax expense

Corporate income tax represents the total value of current tax payable and deferred tax.

Current tax payable is calculated based on taxable income for the year. Taxable income differs from net profit presented in the income statement because taxable income does not include items of income or expense that are taxable or deductible in other years (including carried forward losses, if any), and it excludes items that are non-taxable or non-deductible.

Deferred tax is calculated on the temporary differences between the carrying amount and the tax base of assets or liabilities in the financial statements and is recognized using the balance sheet method. Deferred tax liabilities are recognized for all taxable temporary differences, whereas deferred tax assets are recognized only to the extent that it is probable that taxable profit will be available in the future to utilize the deductible temporary differences.

Deferred tax is determined based on the tax rates expected to apply in the year the assets are recovered or the liabilities are settled. Deferred tax is recognized in the income statement and only directly in equity when it relates to items recognized directly in equity.

Deferred tax assets and liabilities are offset when the Company has a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred tax assets and liabilities relate to income taxes levied by the same taxation authority and the Company intends to settle current tax liabilities and assets on a net basis

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE SEPARATE STATEMENT OF FINANCIAL

Unit: VND

	30/09/2026	01/01/2026
1. Cash and cash equivalents		
Cash on hand	1,005,061,093	3,121,383,350
Cash in banks	39,923,637,031	15,849,858,737
Cash equivalents (*)	-	12,000,000,000
Accrued interest on 3-month term deposits		71,342,466
Total	40,928,698,124	31,042,584,553

(*) Cash equivalents reflect deposits with a maturity of no more than 3 months

	30/09/2026		01/01/2026	
2. Financial investments				
a/ Held-to-maturity investments	Cost	Book value	Cost	Book value
a1) Short-term				
Vietnam Joint Stock Commercial Bank for Industry and Trade	59,000,000,000	59,000,000,000	5,000,000,000	5,000,000,000
Vietcombank Thanh Hoa Branch	21,000,000,000	21,000,000,000		
Vietnam Bank for Agriculture and Rural Development – Thanh Hoa Branch	1,100,000,000	1,100,000,000	1,100,000,000	1,100,000,000
VIB Bank	20,000,000,000	20,000,000,000		
Accrued interest term deposits	778,947,946	778,947,946	112,374,247	112,374,247
Total	101,878,947,946	101,878,947,946	6,212,374,247	6,212,374,247
b/ Investments in other entities	30/09/2026		01/01/2026	
	Cost	Fair Value	Cost	Fair Value
Investments in Subsidiaries (*)	17,489,225,000	17,489,225,000	17,489,225,000	17,489,225,000

(*) Subsidiaries:

Name	Business Sector	Ownership
Habeco Central Trading One Member Company Limited	Trading beer products	100%

Business Registration Certificate Number: 2801023570 issued by the Department of Planning and Investment of Thanh Hóa Pro first issued on December 21, 2006; Business registration changed for the 14th time on July 10, 2025

Material transactions between the company and its subsidiaries:

3. Trade receivables

a/ Short-term trade receivables	30/09/2026	01/01/2026
Hanoi Beer Alcohol And Beverage Joint Stock Corporation	22,465,257,577	52,245,916,152
Pacific Food & Beverage Trading Company Limited		56,926,282,616
Tuan Chung Trading and Services Company Limited	9,833,283,137	3,684,517,609
Other trade receivables	24,791,161,898	6,141,028,528
Total	57,089,702,612	118,997,744,905
b/ Long-term trade receivables	-	-
c/ Trade receivables from related parties	30/09/2026	01/01/2026
Hanoi Beer Alcohol And Beverage Joint Stock Corporation	22,465,257,577	52,245,916,152
Total	22,465,257,577	52,245,916,152

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

4. Other receivables	<u>30/09/2026</u>		<u>01/01/2026</u>	
	Value	Provision	Value	
a/ Short-term	54,342,251,680	-	14,108,696,452	-
Deposit and collateral	13,695,898,100	-	7,385,716,600	-
Receivable from sales support from the parent company (estimated)	31,031,751,115	-	-	-
Other receivables	9,614,602,465	-	6,722,979,852	-
b/ Long-term	10,000,000	-	10,000,000	-
Receivables from Nghe An Power Company	10,000,000	-	10,000,000	-
Total	54,352,251,680	-	14,118,696,452	-

* Receivables from related parties
((Deposit and collateral for kegs from parent company))

13,695,898,100 7,385,716,600

Sales support from the parent company 31,031,751,115 0

5. Bad debt 30/09/2026 01/01/2026

	Cost	Recoverable Amount	Subject	Cost	Recoverable Amount
- Total value of receivables and loans past due or not yet due but hard to collect	4,920,888,655	-		3,227,797,453	-

6. Inventory 30/09/2026 01/01/2026

	Cost	Provision	Cost
Raw materials	26,305,290,907	-	26,395,838,869
Tools and equipment	1,140,482,841	-	933,993,020
Work in progress	10,744,123,163	-	9,759,716,381
Products	3,941,351,037	-	3,801,877,438
Goods	4,741,280,529	-	20,585,957,859
Total	46,872,528,477	-	61,477,383,567

7. Long-term assets in progress 30/09/2026 01/01/2026

	Cost	Recoverable Amount	Cost
a/ Long-term operating expenses in progress:	-	-	-
Total	-	-	-

b/ Construction in progress costs

	<u>30/09/2026</u>	<u>01/01/2026</u>
- Quang Thinh Commune Brewery	329,785,454	329,785,454
Renovation and upgrading of the fire protection and firefighting system	2,397,500,577	72,789,815
Investment in an automatic keg filling machine		69,000,000
Project for the renovation of the wastewater collection system separating stormwater	2,404,458,056	2,404,458,056
Total	5,131,744,087	2,876,033,325

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

8. Increases and decreases in tangible fixed assets

Cost	Buildings and structures	Machinery equipment	Transportation means	Management tools	Total
Beginning balance	80,583,087,723	449,436,326,444	24,075,609,272	6,736,207,935	560,831,231,374
Increase	-	1,590,320,000	7,166,561,546	263,015,000	9,019,896,546
- New purchases		1,590,320,000	2,597,561,546	263,015,000	4,450,896,546
- Completed basic construction investment			4,569,000,000		4,569,000,000
- Other increases					-
Decrease	-	274,908,585	-	-	274,908,585
- Liquidation and transfer	-	274,908,585			274,908,585
Ending balance	80,583,087,723	450,751,737,859	31,242,170,818	6,999,222,935	569,576,219,335
Accumulated depreciation					
Beginning balance	68,711,379,759	428,365,600,390	21,306,125,390	5,654,240,886	524,037,346,425
Increase	1,127,064,599	3,434,336,143	1,214,820,643	368,102,272	6,144,323,657
- Depreciation	1,127,064,599	3,434,336,143	1,214,820,643	368,102,272	6,144,323,657
- Depreciation of assets from welfare fund					-
Decrease	-	274,908,585	-	-	274,908,585
- Liquidation and transfer	-	274,908,585	-	-	274,908,585
- Other decreases	-		-	-	-
Ending balance	69,838,444,358	431,525,027,948	22,520,946,033	6,022,343,158	529,906,761,497
Net book value					
Beginning balance	11,871,707,964	21,070,726,054	2,769,483,882	1,081,967,049	36,793,884,949
Ending balance	10,744,643,365	19,226,709,911	8,721,224,785	976,879,777	39,669,457,838
Fully depreciated fixed assets still in use	42,074,681,705	391,210,953,191	11,999,194,704	5,139,560,979	450,424,390,579

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

Unit: VND

9. Increases and decreases in intangible fixed assets

	Land use rights	Computer software	Total
Cost			
Beginning balance	3,752,531,000	4,510,328,922	8,262,859,922
Increase	-	-	-
- New purchases			-
- Other increases			-
Decrease	-	-	-
- Liquidation and transfer			-
- Other decreases			-
Ending balance	3,752,531,000	4,510,328,922	8,262,859,922
Accumulated depreciation			
Beginning balance	0	3,906,525,159	3,906,525,159
Increase	-	205,625,000	205,625,000
- Depreciation		205,625,000	205,625,000
- Other increases			-
Decrease	-	-	-
- Liquidation and transfer			-
- Other decreases			-
Ending balance	-	4,112,150,159	4,112,150,159
Net book value			
Beginning balance	3,752,531,000	603,803,763	4,356,334,763
Ending balance	3,752,531,000	398,178,763	4,150,709,763

* Fully depreciated fixed assets still in use:

		3,565,328,922
	30/09/2026	01/01/2026
10. Allocation pending cost		
a/ Short-term	-	-
b/ Long-term	19,210,753,219	19,418,031,933
Tools, equipment	6,634,742,518	5,973,029,657
Packaging materials, crates, and pallets	12,403,527,728	13,027,272,374
Major repairs of fixed assets	172,482,973	417,729,902
Total	19,210,753,219	19,418,031,933

11. Loans and financial lease	Ending balance		During the Period		Beginning balance	
	Value	Repayable amount	Increases	Decreases	Value	Repayable amount
a/ Short-term loans	-	-	3,800,000,000	8,800,000,000	5,000,000,000	5,000,000,000
b/ Long-term loans	-	-	-	-	-	-
Total	-	-	3,800,000,000	8,800,000,000	-	-

(Details: Opening balance – bank loan from VCB Thanh Hoa: VND 5 billion; during the period – loan from VietinBank Sam Son: VND 3.8 billion; fully repaid)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

Unit: VND

12. Trade payables	30/09/2026		01/01/2026	
	Value	Repayable amount	Value	Repayable amount
a/ Short-term payables to suppliers	35,091,294,650	35,091,294,650	7,156,229,872	7,156,229,872
Son Nhi Trading And Service Company Limited	1,643,822,800	1,643,822,800	-	-
Thai Tan Trading Transport Company Limited	1,848,478,002	1,848,478,002	1,492,978,001	1,492,978,001
Baosteel can making (Hue Viet Nam) Co., Ltd	1,720,741,807	1,720,741,807	2,339,263,173	2,339,263,173
Habeco Packaging Joint Stock Company	-	-	64,168,416	64,168,416
Beer - Alcohol - Beverage Packaging Joint Stock Company	549,741,600	549,741,600	-	-
Hanoi - Quang Tri Beer Joint Stock Company	16,200,000	16,200,000	17,059,118	17,059,118
Hanoi Beer Alcohol And Beverage Joint Stock Corporation	21,356,270,094	21,356,270,094	-	-
Payables to other parties	7,956,040,347	7,956,040,347	3,242,761,164	3,242,761,164
b/ Long-term payables to suppliers	312,904,575	312,904,575	312,904,575	312,904,575
Company Limited	83,095,329	83,095,329	83,095,329	83,095,329
Hai Au co.,ltd	73,365,600	73,365,600	73,365,600	73,365,600
Viet Tung Co.,Ltd	52,140,000	52,140,000	52,140,000	52,140,000
Luong Van Thang (Gia Lam - Ha Noi)	42,250,000	42,250,000	42,250,000	42,250,000
Payables to other parties	62,053,646	62,053,646	62,053,646	62,053,646
Total	35,404,199,225	35,404,199,225	7,469,134,447	7,469,134,447
		30/09/2026	01/01/2026	
c/ Overdue debt amount unpaid		-	-	
d/ Payables to related parties		21,922,211,694	81,476,101	
Hanoi - Quang Tri Beer Joint Stock Company		16,200,000	17,307,685	
Beer - Alcohol - Beverage Packaging Joint Stock Company		549,741,600	-	
Habeco Packaging Joint Stock Company		-	64,168,416	
Hanoi Beer Alcohol And Beverage Joint Stock Corporation		21,356,270,094	-	
13. Taxes and other payables to the State	Beginning balance	Amounts payable during the period	Amounts paid during the period	Ending balance
a/ Payable				
Value-Added Tax	3,543,872,095	42,896,690,671	25,501,101,012	20,939,461,754
Corporate income tax	329,871,179	1,496,606,204	590,573,234	1,235,904,149
Personal income tax	59,175,550	523,318,377	342,102,554	240,391,373
Special consumption tax	18,044,399,083	217,479,225,025	209,891,301,650	25,632,322,458
Non-agricultural land use tax and land rental	-	4,384,151,376	2,167,125,550	2,217,025,826
Other taxes and fees	-	96,276,140	96,276,140	0
Total	21,977,317,907	266,876,267,793	238,588,480,140	50,265,105,560
b/ Receivable				
Personal income tax	0		0	-
Total	-	-	-	-
14. Accrued expenses		30/09/2026	01/01/2026	

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

a/ Short-term

Employee costs		135,762,570
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b/ Long-term

Other accrued expenses	-	-
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Total

-	135,762,570
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15. Other payables

30/09/2026	01/01/2026
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a/ Short-term

Union funds	644,266,561	75,454,329
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Deposit Payable for Bottles and Crates	33,957,700,200	32,187,901,800
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(License fee + keg deposit Hanoi Beer Alcohol and Beverage		
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Joint Stock Corporation)	14,359,380,031	7,414,803,350
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Support and promotional expenses payable	4,540,808,117	571,129,800
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Other payables	37,376,369,100	14,581,960,579
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Total

90,878,524,009	54,831,249,858
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* Other payables to related parties:

(License fee + keg deposit Hanoi Beer Alcohol and Beverage
Joint Stock Corporation)

14,359,380,031	7,414,803,350
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b/ Long-term

Receiving deposits and pledges	10,870,883,733	7,593,570,633
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Interest payable for Vietnam Bank for Agriculture and Rural Development (Agribank) - Thanh Hoa Branch (*)	4,502,356,991	4,502,356,991
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Interest payable for Vietnam Development Bank - Thanh Hoa Br	726,984,367	726,984,367
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Other payables	722,002,788	722,002,788
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Total

16,822,227,879	13,544,914,779
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(*) Interest expenses payable incurred when merging Hara Thanh Hoa Company (formerly Hara Beverage Enterprise)
into Thanh Hoa Beer Joint Stock Company (formerly Thanh Hoa Beer Company)

c/ Overdue debt amount unpaid

5,229,341,358	5,229,341,358
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17 Dividends and profits payable

557,394,580	603,399,565
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16 Short-term prepayment to suppliers

30/09/2026	01/01/2026
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Hung Phat Technology Service And Trade, Manufacture Joint Stock Compan	1,461,456,000
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LUST.H Investment Joint Stock Company	985,881,623
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Toyota Thanh Hoa Company Limited	3,480,000,000
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Central Elevator Joint Stock Company	574,797,600
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Xuyen Viet Tourism And Services Joint Stock Company	1,200,000,000
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Khai Minh International Trading Company Limited	1,077,808,330
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Hanoi Beer Alcohol And Beverage Joint Stock Corporation	0
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Other subjects	1,509,496,126
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1,066,527,940	
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6,764,293,726	5,504,134,196
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17 Short-term advances from customers

30/09/2026	01/01/2026
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Phuong Mai Trading Company Limited	6,499,078,185
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Xuan Quang Company Limited	2,886,439,773
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Duong Bach Trading and Services Company Limited	634,126,000
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Son Hue Services and Trading Company Limited	51,941,262
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Loan Hung Trading Company Limited	968,580,000
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Minh Thong RB Company Limited	1,678,984,800
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Other subjects	2,839,658,509
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16,974,460,432	
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6,173,290,571	32,424,119,736
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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

18 Owner's equity

Unit: VND

a) Reconciliation table of changes in owners' equity

	Owner's contributed capital	Share premiums	Development Investment Fund	Other owner's fund	Undistributed after-tax profit	Total
Beginning balance for previous year	114,245,700,000	4,078,650,000	19,425,742,547	390,000,000	9,437,810,418	147,577,902,965
Profit from the previous period					4,263,741,939	4,263,741,939
Dividend distribution					(2,856,142,500)	(2,856,142,500)
Bonus Allocation for the Board of Directors and Executive Committee					(289,000,000)	(289,000,000)
Bonus and welfare fund					(666,456,214)	(666,456,214)
Beginning balance for this year	114,245,700,000	4,078,650,000	19,425,742,547	390,000,000	9,889,953,643	148,030,046,190
Profit for this period					5,563,757,579	5,563,757,579
Dividend distribution					-	-
Bonus Allocation for the Board of Directors and Executive Committee					(377,000,000)	(377,000,000)
Bonus and welfare fund					(1,030,599,439)	(1,030,599,439)
Ending balance for this year	114,245,700,000	4,078,650,000	19,425,742,547	390,000,000	14,046,111,783	152,186,204,330

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

Unit: VND

b) Details of owners' capital

	<u>30/09/2026</u>	<u>01/01/2026</u>
Hanoi Beer Alcohol And Beverage Joint Stock Corporation	62,835,100,000	62,835,100,000
Other parties	51,410,600,000	51,410,600,000
Total	114,245,700,000	114,245,700,000

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

	<u>30/09/2026</u>	<u>01/01/2026</u>
Owners' capital		
At the beginning of year	114,245,700,000	114,245,700,000
Increase in the year	-	-
Decrease in the year	-	-
At the end of year	114,245,700,000	114,245,700,000

d) Share

	<u>30/09/2026</u>	<u>01/01/2026</u>
- Number of shares registered for issuance	11,424,570	11,424,570
- Number of shares sold to the public	11,424,570	11,424,570
+ Common shares	11,424,570	11,424,570
+ Preferred shares (classified as equity)	-	-
- Number of shares to be redeemed	11,424,570	11,424,570
+ Common shares	11,424,570	11,424,570
+ Preferred shares (classified as equity)	-	-

* Par value of outstanding shares: 10,000 VND

17. Off-balance sheet items

a/ Foreign currencies

b/ Bad debts that have been processed

1,195,310,556 1,195,310,556

VI. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE CONSOLIDATED INCOME STATEMENT

1. Revenue from sales and services

a/ Revenue

	<u>From 01/01/2026 to 30/09/2026</u>	<u>From 01/01/2025 to 30/09/2025</u>
Revenue from sales of finished goods	1,520,816,419,582	1,261,142,493,064
Service revenue	2,145,126,288	1,708,331,995
Total	1,522,961,545,870	1,262,850,825,059

b/ Revenue with related parties

Hanoi Beer Alcohol And Beverage Joint Stock Corporation	95,534,081,101	67,323,170,247
- Revenue excluding VAT	175,484,668,900	122,915,978,080
- Special consumption tax	79,950,587,799	55,592,807,833
Ha noi - Nghe An Beer Joint Stock Company	275,724,113	

2. Deductions from revenue (Trade discounts)

54,865,593,377 28,765,994,387

3. Cost of goods

	<u>From 01/01/2026 to 30/09/2026</u>	<u>From 01/01/2025 to 30/09/2025</u>
Cost of goods sold	1,351,044,996,607	1,149,699,996,997
Total	1,351,044,996,607	1,149,699,996,997

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

Unit: VND

4. Financial income	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
Interest income from demand deposits	43,542,213	30,308,244
Interest income from term deposits and loans	1,133,210,687	926,736,578
Total	1,176,752,900	957,044,822
5. Financial expenses	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
Interest on loans	10,857,534	64,508,209
Total	10,857,534	64,508,209
6. Other income	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
Disposal and sale of fixed assets	1,416,667	303,181,818
Income from sales support of Hanoi Beer Alcohol and Beverage Joint Stock Corporation	61,762,469,555	59,607,118,369
Other income	438,742,651	2,447,142,528
	62,202,628,873	62,357,442,715
7. Other expenses	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
Administrative penalty + tax recollection	7,060,652	302,287,095
Other expenses	2,173,408	2,211,344,013
Depreciation expenses, land rental for Nghi Son plant	198,897,328	527,338,894
	208,131,388	3,040,970,002
8. Selling expenses and administrative expenses	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
a/ Administrative expenses	39,411,418,796	32,926,595,005
Tool, equipment expenses	385,269,138	508,804,244
Labor and insurance expenses	16,005,495,987	13,020,645,265
Tax money	4,262,665,516	2,998,623,094
Depreciation expenses of fixed assets	1,293,325,566	947,420,527
Purchased services	4,448,352,177	3,438,161,771
Other expenses	13,016,310,412	12,012,940,104
b/ Selling expenses	133,687,035,798	107,356,842,039
Tool, equipment expenses	3,189,967,023	3,343,864,081
Circulating packaging expenses	7,750,520,596	3,982,620,377
Labor expenses	15,935,886,236	13,434,651,605
Depreciation expenses of fixed assets	438,589,792	436,845,337
Promotion and support expenses	86,956,471,473	58,864,251,643
Purchased services	9,645,141,823	8,127,686,231
Other expenses	9,770,458,855	19,166,922,765
c/ Sales and administrative expense deductions		
9. Cost by factor	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
Cost of raw materials, materials	204,112,575,237	156,701,289,934

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

		Unit: VND
Labor costs	57,606,972,695	45,317,713,337
Fixed asset depreciation expense	6,349,948,657	6,258,535,456
Cost of hired services	41,645,556,097	33,634,293,317
Other costs	103,150,073,508	87,029,682,078
Total	412,865,126,194	328,941,514,122

10. Current corporate income tax expense

Corporate income tax payable is determined with a tax rate of 20% on taxable income

The estimated current corporate income tax of the company is presented below:

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
Total profit before tax	7,112,894,143	4,310,405,957
Profit adjustments increase, decrease	370,136,874	2,152,895,202
- Increases	632,788,674	2,415,547,002
+ Salary of the Board of management not involved in management	122,000,000	117,000,000
+Tax losses for which deferred income tax is not recognized		
+ Others Increases	510,788,674	2,298,547,002
- Decreases	262,651,800	262,651,800
+ Dividends and distributed profits		
+ Corporate income tax expenses already paid	262,651,800	262,651,800
+ Other deductions		
Total taxable profits	7,483,031,017	6,463,301,159
Corporate income tax rate	20%	20%
Corporate income tax of prior years		
Current corporate income tax expenses	1,496,606,203	1,292,660,232

8. Basic earnings per share

	From 01/01/2026 to 30/09/2026 VND	From 01/01/2025 to 30/09/2025 VND
Net profit after corporate income tax	5,563,757,579	2,965,215,365
Increases and decreases profit to determine profit and loss for common shares	(1,407,599,439)	(955,456,214)
- Increases		-
- Decreases	1,407,599,439	955,456,214
Earnings used to calculate earnings per share	4,156,158,140	2,009,759,151
Number of weighted average of ordinary shares	11,424,570	11,424,570
Basic earnings per share	364	176

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

Unit: VND

VII. OTHER INFORMATION

1. Related party information (in addition to the information explained in the above sections)

The Company also incurred other transactions with related parties. The main transactions are as follows (Pre-VAT amount):

Related parties	Relationship	Transaction details	Amount (VND)
Hanoi Beer Alcohol And Beverage Joint Stock Corporation	Parent company	Purchase of raw materials	63,460,495,318
		License fee	638,526,257
		Purchasing goods	1,103,871,214,340
		Warehouse rental fees	1,166,067,000
Ha noi - Quang Binh Beer Joint Stock Company	Related parties	Warehouse rental fees	210,716,870
		Loading and unloading costs	45,000,000
Ha noi - Quang Tri Beer Joint Stock Company	Related parties	Purchase of bottle caps	4,597,120,000
Beer - Alcohol - Beverage Packaging Joint Stock Company	Related parties	Purchase of beer	1,308,716,250
Habeco Packaging Joint Stock Company	Related parties	Revenue from sale of goods	275,724,113
Ha noi - Nghe An Beer Joint Stock Company	Related parties		

2. Comparative figures

The comparative figures are the figures in the consolidated financial statements for the fiscal year 2025, which have been audited

Comparative figures on the income statement, cash flow statement, and the corresponding notes are the financial statement figures for the operational period from 1 January 2025 to 30 September 2025, and for the entire year 2025.

Thanh Hoa, 15 October 2026

Prepared by



Doan Thi Nhu Hoa

Chief Accountant



Phung Sy Huu

Director



Vu Dinh Duc

