HANOI BEER ALCOHOL AND BEVERAGE JOINT STOCK CORPORATION

HA NOI - THANH HOA BEER JOINT STOCK COMPANY

CONSOLIDATED FINANCIAL STATEMENTS FOR THE SECOND QUARTER OF 2026

Thanh Hoa , July 2026

Consolidated Statement of Financial Position
As at 30 June 2026

Unit: VND

ASSETS	Code	Note	30/06/2026	01/01/2026
A . CURRENT ASSETS	**100**		**284,287,077,125**	**234,115,120,467**
I. Cash and cash equivalents	**110**	V.1	**63,397,674,937**	**31,042,584,553**
1. Cash	111		43,397,674,937	18,971,242,087
2. Cash equivalents	112		20,000,000,000	12,071,342,466
II. Short-term financial investment	**120**		**62,689,063,015**	**6,212,374,247**
1. Trading securities	121		-	-
2. Provision for devaluation of trading securities	122		-	-
3. Investments held to maturity dates	123	V.2a	62,689,063,015	6,212,374,247
III. Short-term accounts receivable	**130**		**96,974,550,252**	**135,382,778,100**
1. Receivable from customers	131	V.3a	44,220,613,602	118,997,744,905
2. Short-term prepayments to suppliers	132		1,879,275,018	5,504,134,196
5. Other receivable	135	V.4a	54,102,459,085	14,108,696,452
6. Provision for short-term bad debts	136		(3,227,797,453)	(3,227,797,453)
IV. Inventories	**140**		**61,139,472,084**	**61,477,383,567**
1. Inventories	141	V.6	61,139,472,084	61,477,383,567
V. Short-term biological assets	**150**		-	
VI. Other current assets	**160**		**86,316,837**	-
1. Short-term allocation pending cost	161		-	-
2. VAT deductible	162		-	-
3. Taxes and accounts receivable from the State	163		86,316,837	-
4. Other current assets	165		-	-
B. LONG-TERM ASSETS	**200**		**68,588,093,747**	**64,090,367,762**
I. Long-term accounts receivable	**210**		**10,000,000**	**10,000,000**
1. Long-term accounts receivable from customers	211		-	-
2. Long-term prepayments to suppliers	212		-	-
3. Long-term intercompany receivables	214		-	-
4. Other long-term receivable	215		10,000,000	10,000,000
5. Provision for long-term bad debts	219		-	-
II. Fixed assets	**220**		**43,709,249,532**	**41,150,219,712**
1. Tangible assets	221	V.8	39,489,998,104	36,793,884,949
- Historical costs	222		567,477,034,556	560,831,231,374
- Accumulated depreciation	223		(527,987,036,452)	(524,037,346,425)
2. Financial leasehold assets	224		-	-
- Historical costs	225		-	-
- Accumulated	226		-	-

Consolidated Statement of Financial Position (continued)

As at 30 June 2026

Unit: VND

ASSETS	Code	Note	30/06/2026	01/01/2026
3. Intangible assets	227	V.9	**4,219,251,428**	**4,356,334,763**
- Historical costs	228		8,262,859,922	8,262,859,922
- Accumulated	229		(4,043,608,494)	(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**		**5,158,744,087**	**2,876,033,325**
1. Cost for work in process	251		-	-
2. Construction in progress	252	V.7b	5,158,744,087	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**		19,710,100,128	**20,054,114,725**
1. Short-term allocation pending cost	271	V.10b	19,109,037,576	19,418,031,933
2. Deferred income tax assets	272		601,062,552	636,082,792
3. Long-term equipment, materials, spare parts	273		-	-
4. Other long-term assets	274		-	-
TOTAL ASSETS	**280**		**352,875,170,872**	**298,205,488,229**

Consolidated Statement of Financial Position (continued)

As at 30 June 2026

Unit: VND

RESOURCES	Code	Note	30/06/2026	01/01/2026
C. LIABILITIES	**300**		**203,318,104,977**	**150,175,442,039**
I. Current liabilities	**310**		**188,165,298,123**	**136,317,622,685**
1. Short-term payable to suppliers	311	V.12a	25,973,900,386	7,156,229,872
2. Short-term advances from customers	312		9,792,680,807	32,424,119,736
3. Dividends and profit payable	313		603,399,565	603,399,565
4. Short-term Taxes and other obligations to the State Budget	314	V.13	42,723,613,637	21,977,317,907
5. Payable to employees	315		12,726,155,593	12,897,139,163
6. Short-term accrued expenses	316		-	135,762,570
10. Other payable	320	V.15a	93,868,944,682	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		2,476,603,453	1,292,404,014
II. Long-term liabilities	**330**		**15,152,806,854**	**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	14,839,902,279	13,544,914,779
D. OWNER'S EQUITY	**400**		**149,557,065,895**	**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
- Cổ phiếu ưu đãi	411b		-	-
2. Share premiums	412		4,078,650,000	4,078,650,000
8. Investment and development fund	418		19,425,742,547	19,425,742,547
9. Other equity fund	419		390,000,000	390,000,000
10. Retained profit after tax	420		11,416,973,348	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		2,934,619,144	4,263,741,939
TOTAL RESOURCES	**440**		**352,875,170,872**	**298,205,488,229**

Thanh Hoa, 16 July 2026

Prepared by	Chief Accountant	Director
Doan Thi Nhu Hoa	Phung Sy Huu	Nguyen Kien Cuong

CÔNG TY CỔ PHẦN BIA HÀ NỘI - THANH HÓA

HA NOI - THANH HOA BEER JOINT STOCK COMPANY
152 Quang Trung - Hac Thanh Ward - Thanh Hoa Province

Consolidated financial statements
The accounting period from 01/01/2026 to 30/06/2026

CONSOLIDATED INCOME STATEMENT

Q2 - 2026

Items	Code	Note	From 01/04/2026 to 30/06/2026	From 01/04/2025 to 30/06/2025	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
1. Revenue from sale of goods and rendering of services	**01**	VI.1	**555,300,522,558**	**461,328,481,928**	**976,540,259,418**	**786,785,145,108**
2. Deductible items	02	VI.2	**24,749,392,563**	10,643,335,661	33,045,147,869	15,323,224,759
3. Net revenue from sale of goods and rendering of services	**10**		**530,551,129,995**	**450,685,146,267**	**943,495,111,549**	**771,461,920,349**
4. Cost of goods sold	11	VI.3	478,729,260,282	419,191,533,449	871,222,622,385	724,543,932,491
5. Gross profit from sale of goods and rendering of services	**20**		**51,821,869,713**	**31,493,612,818**	**72,272,489,164**	**46,917,987,858**
6. Gain/(loss) from disposal of investment property	**21**					
7. Revenue from financial activities	22	VI.4	15,284,330	252,004,000	181,366,108	564,338,981
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	49,916,094,245	38,559,559,966	86,190,942,117	68,012,728,289
10. Administrative expenses	26	VI.8a	13,824,469,170	11,847,568,813	22,904,996,801	20,830,828,252
11. Net profit from operating activities	**30**		**(11,903,409,372)**	**(18,661,511,961)**	**(36,652,941,180)**	**(41,425,737,911)**
12. Other income	31	VI.6	22,204,060,848	21,830,279,148	40,642,858,108	37,845,107,230
13. Other expenses	32	VI.7	- 88,703,092	268,609,001	180,748,260	531,421,469
14. Other profit	**40**		**22,292,763,940**	**21,561,670,147**	**40,462,109,848**	**37,313,685,761**
15. Total profit before tax	**50**		**10,389,354,568**	**2,900,158,186**	**3,809,168,668**	**(4,112,052,150)**
16. Current corporate income tax expenses	51	VI.10	712,321,120	201,872,433	839,529,284	253,442,526
17. Deferred corporate income tax expenses	52		17,510,120	17,510,120	35,020,240	35,020,240
18. Profit after tax	**60**		**9,659,523,328**	**2,680,775,633**	**2,934,619,144**	**(4,400,514,916)**
19. Basic earnings per share	**70**		**846**	**229**	**257**	**(385)**
20. Diluted earnings per share	**71**		**846**	**229**	**257**	**(385)**

Thanh Hoa, 16 July 2026

Prepared by	Chief Accountant	Director
Doan Thi Nhu Hoa	Phung Sy Huu	Nguyen Kien Cuong

M.S.D.N: 2800791192 - C.T.C
CÔNG TY
CỔ PHẦN
BIA
HÀ NỘI - THANH HÓA
P. HẠC THÀNH - T. THANH HÓA

CONSOLIDATED CASH FLOW STATEMENT

From 01/01/2026 to 30/06/2026

Unit: VND

Items	Code	Note	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
I. Cash flows from operating activities				
1. Profit before tax	01		**3,809,168,668**	**(4,112,052,150)**
2. Adjustments for				
- Depreciation	02		4,086,773,362	4,274,598,839
- Provisions	03			
- Gains/losses from unrealised foreign exchange	04			
- Gains/losses from investing activities	05		(181,366,108)	(564,338,981)
- Interest expenses	06		10,857,534	64,508,209
- Other adjustments	07			
3. Profit from operating activities before changes in working capital	08		**7,725,433,456**	**(337,284,083)**
- Increase/Decrease in receivables	09		38,345,222,243	(70,984,306,286)
- Increase/Decrease in inventory	10		337,911,483	14,834,951,294
'- Increase/Decrease in payables (excluding interest payables. business income tax payables)	11		56,453,519,654	45,204,576,550
- Increase/Decrease in allocation pending cost	12		308,994,357	(4,649,775,589)
- Interest paid	14		(10,857,534)	(64,508,209)
- Business income tax paid	15		(334,585,439)	(1,113,766,792)
- Other receipts from operating activities	16		243,863,387	273,946,666
- Other expenses on operating activities	17		(467,263,387)	(279,946,666)
Net cash flows from operating activities	*20*		**102,602,238,220**	**(17,116,113,115)**
II. Cash flow from investing activities				-
1. Purchase of fixed assets and other long-term assets	21		(8,928,513,944)	(1,093,878,324)
2. Proceeds from disposals of fixed assets and other long-term assets	22		-	-
3. Loans to other entities and purchase of debt instruments of other entities	23		(61,500,000,000)	(5,114,684,932)
4. Repayment from borrowers and proceeds from sales of debt instruments of other entities	24		5,000,000,000	20,000,000,000
5. Investments in other entities	25		-	
6. Investment returns from other entities	26		-	
7. Interest. dividends and profit received	27		181,366,108	633,617,253
Net cash from investing activities	***30***		**(65,247,147,836)**	**14,425,053,997**
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		-	
Net cash from financing activities	***40***		**(5,000,000,000)**	**0**

CONSOLIDATED CASH FLOW STATEMENT (Continued)

From 01/01/2026 to 30/06/2026

Items	Code	Note	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
Net cash during the period	50		**32,355,090,384**	**(2,691,059,118)**
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		**63,397,674,937**	**41,818,651,074**

Thanh Hoa, 16 July 2026

Prepared by	Chief Accountant	Director
Doan Thi Nhu Hoa	Phung Sy Huu	Nguyen Kien Cuong

M.S.D.N: 2800791192 C.T.C.P CÔNG TY CỔ PHẦN BIA HÀ NỘI - THANH HÓA P.HẠC THÀNH - T.THANH HÓA

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR THE SECOND QUATER OF 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 APPLLED

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

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

Unit: VND

1. Cash and cash equivalents	30/06/2026	01/01/2026
Cash on hand	2,291,406,899	3,121,383,350
Cash in banks	41,106,268,038	15,849,858,737
Cash equivalents (*)	20,000,000,000	12,000,000,000
Accrued interest on 3-month term deposits		71,342,466
Total	**63,397,674,937**	**31,042,584,553**

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

2. Financial investments

a/ Held-to-maturity investments	30/06/2026 Cost	30/06/2026 Book value	01/01/2026 Cost	01/01/2026 Book value
a1) Short-term				
Vietnam Joint Stock Commercial Bank for Industry and Trade	46,000,000,000	46,000,000,000	5,000,000,000	5,000,000,000
Vietcombank Thanh Hoa Branch	15,500,000,000	15,500,000,000		
- 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
Accrued interest term deposits	89,063,015	89,063,015	112,374,247	112,374,247
Total	**62,689,063,015**	**62,689,063,015**	**6,212,374,247**	**6,212,374,247**

b/ Investments in other entities	30/06/2026 Cost	30/06/2026 Fair Value	01/01/2026 Cost	01/01/2026 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 Province 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	30/06/2026	01/01/2026
Hanoi Beer Alcohol And Beverage Joint Stock Corporation	14,438,543,244	52,245,916,152
Pacific Food & Beverage Trading Company Limited		56,926,282,616
Tuan Chung Trading and Services Company Limited	4,937,069,175	3,684,517,609
Other trade receivables	24,845,001,183	6,141,028,528
Total	**44,220,613,602**	**118,997,744,905**
b/ Long-term trade receivables	-	-

c/ Trade receivables from related parties	30/06/2026	01/01/2026
Hanoi Beer Alcohol And Beverage Joint Stock Corporation	14,438,543,244	52,245,916,152
Total	**14,438,543,244**	**52,245,916,152**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

Unit: VND

4. Other receivables

	30/06/2026		01/01/2026	
	Value	Provision	Value	Provision
a/ Short-term	**54,102,459,085**	-	**14,108,696,452**	-
Deposit and collateral	13,350,967,600	-	7,385,716,600	-
Receivable from sales support from the parent company (estimated)	28,860,011,922	-		-
Other receivables	11,891,479,563	-	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	**54,112,459,085**	-	**14,118,696,452**	-

	30/06/2026	01/01/2026
*** ·eceivables from related parties ((Deposit and collateral for kegs from parent company))**	**13,350,967,600**	**7,385,716,600**
Sales support from the parent company	28,860,011,922	0

5. Bad debt

	30/06/2026			01/01/2026		
	Cost	Recoverable Amount	Subject	Cost	Recoverable Amou	Subject
- Total value of receivables and loans past due or not yet due but hard to collect	3,227,797,453	-		3,227,797,453	-	

6. Inventory

	30/06/2026		01/01/2026	
	Cost	Provision	Cost	Provision
Raw materials	26,381,607,651	-	26,395,838,869	-
Tools and equipment	724,593,520	-	933,993,020	-
Work in progress	14,453,572,093	-	9,759,716,381	-
Products	11,154,103,592	-	3,801,877,438	-
Goods	8,425,595,228		20,585,957,859	
Total	**61,139,472,084**	-	**61,477,383,567**	-

7. Long-term assets in progress

	30/06/2026		01/01/2026	
	Cost	Recoverable Amount	Cost	Recoverable Amount
a/ Long-term operating expenses in progress	-	-	-	-
Total	-	-	-	-

b/ Construction in progress costs

	30/06/2026	01/01/2026
- Quang Thinh Commune Brewery	329,785,454	329,785,454
Saturated steam supply project	27,000,000	0
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	**5,158,744,087**	**2,876,033,325**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

8. Increases and decreases in tangible fixed assets

Unit: VND

	Buildings and structures	Machinery equipment	Transportation means	Management tools	Total
Cost					
Beginning balance	**80,583,087,723**	**449,436,326,444**	**24,075,609,272**	**6,736,207,935**	**560,831,231,374**
Increase	-	509,925,000	6,135,878,182	-	6,645,803,182
- *New purchases*		*509,925,000*	*1,566,878,182*		2,076,803,182
- Completed basic construction investment			4,569,000,000		4,569,000,000
- *Other increases*					-
Decrease	-	-	-	-	-
- *Liquidation and transfer*	-				-
Ending balance	**80,583,087,723**	**449,946,251,444**	**30,211,487,454**	**6,736,207,935**	**567,477,034,556**
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	***751,376,399***	***2,271,577,242***	***660,357,435***	***266,378,951***	***3,949,690,027***
- *Depreciation*	*751,376,399*	*2,271,577,242*	*660,357,435*	*266,378,951*	3,949,690,027
- *Depreciation of assets from welfare fund*					-
Decrease	-	-	-	-	-
- *Liquidation and transfer*	-	-	-	-	-
- *Other decreases*	-		-	-	-
Ending balance	**69,462,756,158**	**430,637,177,632**	**21,966,482,825**	**5,920,619,837**	**527,987,036,452**
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	**11,120,331,565**	**19,309,073,812**	**8,245,004,629**	**815,588,098**	**39,489,998,104**
Fully depreciated fixed assets still in use	**42,074,681,705**	**391,910,953,191**	**15,596,878,691**	**3,880,377,979**	**453,462,891,566**

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	-	137,083,335	**137,083,335**
- Depreciation		137,083,335	**137,083,335**
- Other increases			-
Decrease	-	-	-
- Liquidation and transfer			-
- Other decreases			-
Ending balance	**-**	**4,043,608,494**	**4,043,608,494**
Net book value			
Beginning balance	**3,752,531,000**	**603,803,763**	**4,356,334,763**
Ending balance	**3,752,531,000**	**466,720,428**	**4,219,251,428**

**** Fully depreciated fixed assets still in use:*** *3,565,328,922*

10. Allocation pending cost	**30/06/2026**	**01/01/2026**
a/ Short-term	-	-
b/ Long-term	**19,109,037,576**	**19,418,031,933**
Tools, equipment	5,955,216,422	5,973,029,657
Packaging materials, crates, and pallets	12,900,481,214	13,027,272,374
Major repairs of fixed assets	253,339,940	417,729,902
Total	**19,109,037,576**	**19,418,031,933**

11. Loans and financial leas	**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	30/06/2026		01/01/2026	
	Value	Repayable amount	Value	Repayable amount
a/ Short-term payables to suppliers	**25,973,900,386**	**25,973,900,386**	**7,156,229,872**	**7,156,229,872**
Hanacans Joint Stock Company	1,386,760,136	1,386,760,136		-
Thai Tan Trading Transport Company Limited	3,000,970,558	3,000,970,558	1,492,978,001	1,492,978,001
Baosteel can making (Hue Viet Nam) Co., ltd	977,835,508	977,835,508	2,339,263,173	2,339,263,173
Brand of Asia Packaging Industries Vietnam Co., Ltd. - North	1,978,002,460	1,978,002,460		-
Habeco Packaging Joint Stock Company	199,314,000	199,314,000	64,168,416	64,168,416
Beer - Alcohol - Beverage Packaging Joint	549,504,000	549,504,000		-
Hanoi - Quang Tri Beer Joint Stock Compan	16,200,000	16,200,000	17,059,118	17,059,118
Hanoi Beer Alcohol And Beverage Joint Stock Corporation	11,293,342,935	11,293,342,935	-	-
Payables to other parties	6,571,970,789	6,571,970,789	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	**26,286,804,961**	**26,286,804,961**	**7,469,134,447**	**7,469,134,447**

	30/06/2026	01/01/2026
c/ Overdue debt amount unpaid	-	-
d/ Payables to related parties	**12,058,360,935**	**81,476,101**
Hanoi - Quang Tri Beer Joint Stock Company	16,200,000	17,307,685
Beer - Alcohol - Beverage Packaging Joint Stock Company	549,504,000	-
Habeco Packaging Joint Stock Company	199,314,000	64,168,416
Hanoi Beer Alcohol And Beverage Joint Stock Corporation	11,293,342,935	-

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	25,488,835,266	23,460,579,693	5,572,127,668
Corporate income tax	329,871,179	839,529,284	334,585,439	834,815,024
Personal income tax	59,175,550	196,610,167	255,785,717	0
Special consumption tax	18,044,399,083	131,877,860,623	113,605,588,761	36,316,670,945
Non-agricultural land use tax and land rental	-	2,070,785,330	2,070,785,330	0
Other taxes and fees	-	96,276,140	96,276,140	0
Total	**21,977,317,907**	**160,569,896,810**	**139,823,601,080**	**42,723,613,637**
b/ Receivable				
Personal income tax	0		86,316,837	86,316,837
Total	-	-	**86,316,837**	**86,316,837**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

14. Accrued expenses	30/06/2026	01/01/2026
a/ Short-term		
Employee costs		135,762,570
b/ Long-term		
Other accrued expenses	-	-
Total	**-**	**135,762,570**

15. Other payables	30/06/2026	01/01/2026
a/ Short-term		
Union funds	454,195,141	75,454,329
Deposit Payable for Bottles and Crates	37,124,637,800	32,187,901,800
(License fee + keg deposit Hanoi Beer Alcohol and Beverage Joint Stock Corporation)	13,762,085,162	7,414,803,350
Support and promotional expenses payable	6,087,985,929	571,129,800
Other payables	36,440,040,650	14,581,960,579
Total	**93,868,944,682**	**54,831,249,858**
*** Other payables to related parties:**		
(License fee + keg deposit Hanoi Beer Alcohol and Beverage Joint Stock Corporation)	**13,762,085,162**	**7,414,803,350**
b/ Long-term		-
Receiving deposits and pledges	8,888,558,133	7,593,570,633
Interest payable for Vietnam Bank for Agriculture and Rural Development (Agribank) - Thanh Hoa Branch (*)	4,502,356,991	4,502,356,991
Interest payable for Vietnam Development Bank - Thanh Hoa Bra	726,984,367	726,984,367
Other payables	722,002,788	722,002,788
Total	**14,839,902,279**	**13,544,914,779**

(*) 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**
17 Dividends and profits payable	**603,399,565**	**603,399,565**

16 Short-term prepayment to suppliers	30/06/2026	01/01/2026
Hung Phat Technology Service And Trade, Manufacture Joint Stock Company		1,461,456,000
LUST.H Investment Joint Stock Company		985,881,623
Central Elevator Joint Stock Company	574,797,600	
Khai Minh International Trading Company Limited		1,077,808,330
Hanoi Beer Alcohol And Beverage Joint Stock Corporation	0	912,460,303
Other subjects	1,304,477,418	1,066,527,940
Total	**1,879,275,018**	**5,504,134,196**

17 Short-term advances from customers	30/06/2026	01/01/2026
Phuong Mai Trading Company Limited		6,499,078,185
Xuan Quang Company Limited		2,886,439,773
Duong Bach Trading and Services Company Limited	1,300,461,680	2,864,972,333
Son Hue Services and Trading Company Limited		3,199,169,013
Loan Hung Trading Company Limited	1,233,640,000	
Minh Thong RB Company Limited	1,193,270,250	
Lam Hai Trading and Services Company Limited	1,070,831,607	
Duc Minh Food Import-Export Company Limited	1,495,001,400	
Other subjects	3,499,475,870	16,974,460,432
Total	**9,792,680,807**	**32,424,119,736**

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 equity 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					2,934,619,144	2,934,619,144
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**	**11,416,973,348**	**149,557,065,895**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

Unit: VND

b) Details of owners' capital

	30/06/2026	01/01/2026
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

	30/06/2026	01/01/2026
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

	30/06/2026	01/01/2026
- 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

	30/06/2026	01/01/2026
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	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
Revenue from sales of finished goods	975,217,927,898	785,683,233,497
Service revenue	1,322,331,520	1,101,911,611
Total	**976,540,259,418**	**786,785,145,108**
b/ Revenue with related parties		
Hanoi Beer Alcohol And Beverage Joint Stock Corporation	59,518,878,225	43,166,734,356
- Revenue excluding VAT	109,206,314,300	78,812,114,080
- Special consumption tax	49,687,436,075	35,645,379,724
Ha noi - Nghe An Beer Joint Stock Company	272,516,533	336,678,111

2. Deductions from revenue (Trade discounts)	**33,045,147,869**	**15,323,224,759**

3. Cost of goods

	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
Cost of goods sold	871,222,622,385	724,543,932,491
Total	**871,222,622,385**	**724,543,932,491**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

Unit: VND

4. Financial income

	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
Interest on deposits and loans	181,366,108	564,338,981
Total	**181,366,108**	**564,338,981**

5. Financial expenses

	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
Interest on loans	10,857,534	64,508,209
Total	**10,857,534**	**64,508,209**

6. Other income

	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
Disposal and sale of fixed assets		-
Income from sales support of Hanoi Beer Alcohol and	40,409,211,215	37,350,219,470
Other income	233,646,893	494,887,760
	40,642,858,108	**37,845,107,230**

7. Other expenses

	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
Administrative penalty + tax recollection	7,060,652	30,673
Other expenses		67,150,080
Depreciation expenses, land rental for Nghi Son plant	173,687,608	464,240,716
	180,748,260	**531,421,469**

8. Selling expenses and administrative expenses

	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
a/ Administrative expenses	**22,904,996,801**	**20,830,828,252**
Tool, equipment expenses	283,242,145	311,385,068
Labor and insurance expenses	10,006,107,573	8,302,451,839
Tax money	2,070,785,330	840,082,941
Depreciation expenses of fixed assets	655,886,625	611,487,388
Purchased services	2,664,946,679	2,173,848,106
Other expenses	7,224,028,449	8,591,572,910
b/ Selling expenses	**86,190,942,117**	**68,012,728,289**
Tool, equipment expenses	5,343,019,219	2,025,087,762
Circulating packaging expenses	2,347,845,567	2,198,613,705
Labor expenses	8,138,964,306	8,843,247,641
Depreciation expenses of fixed assets	310,974,679	291,230,225
Promotion and support expenses	58,659,655,559	5,536,968,426
Purchased services	5,987,768,097	11,669,055,443
Other expenses	5,402,714,690	37,448,525,087
c/ Sales and administrative expense deductions		

9. Cost by factor

	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
Cost of raw materials, materials	145,650,854,313	96,143,781,408
Labor costs	23,543,313,613	28,600,827,971

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

Unit: VND

Fixed asset depreciation expense	4,086,773,362	4,274,598,839
Cost of hired services	24,660,338,575	21,082,831,840
Other costs	68,055,729,370	55,422,577,023
Total	**265,997,009,233**	**205,524,617,081**

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 30/06/2026	From 01/01/2025 to 30/06/2025
Total profit before tax	**3,809,168,668**	**(4,112,052,150)**
Profit adjustments increase, decrease	**388,477,754**	**5,379,264,782**
- Increases	**563,578,954**	**5,554,365,982**
+ Salary of the Board of management not involved in managem	78,000,000	78,000,000
+Tax losses for which deferred income tax is not recognized		5,476,365,982
+ Others Increases	485,578,954	
- Decreases	**175,101,200**	**175,101,200**
+ Dividends and distributed profits		
+ Corporate income tax expenses already paid	175,101,200	175,101,200
+ Other deductions		
Total taxable profits	**4,197,646,422**	**1,267,212,632**
Corporate income tax rate	20%	20%
Corporate income tax of prior years		
Current corporate income tax expenses	**839,529,284**	**253,442,526**

8. Basic earnings per share

	From 01/01/2026 to 30/06/2026 VND	From 01/01/2025 to 30/06/2025 VND
Net profit after corporate income tax	2,934,619,144	(4,400,514,916)
Increases and decreases profit to determine profit and loss for common shares	-	-
- Increases		-
- Decreases		
Earnings used to calculate earnings per share	2,934,619,144	(4,400,514,916)
Number of weighted average of ordinary shares	11,424,570	11,424,570
Basic earnings per share	**257**	**(385)**

VII. OTHER INFORMATION

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)

Unit: VND

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	41,523,214,839
		License fee	404,855,545
		Purchasing goods	719,099,231,210
		Warehouse rental fees	777,378,000
Ha noi - Quang Binh Beer Joint Stock Company	Related parties	Warehouse rental fees	106,597,140
Ha noi - Quang Tri Beer Joint Stock Company	Related parties	Loading and unloading costs	30,000,000
Beer - Alcohol - Beverage Packaging Joint Stock Company	Related parties	Purchase of bottle caps	2,455,770,000
Habeco Packaging Joint Stock Company	Related parties	Purchase of beer boxes	1,113,303,000
Ha noi - Nghe An Beer Joint Stock Company	Related parties	Revenue from sale of goods	272,516,533

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 June 2025, and for the entire year 2025.

Thanh Hoa, 16 July 2026

Prepared by	Chief Accountant	Director
Doan Thi Nhu Hoa	**Phung Sy Huu**	**Nguyen Kien Cuong**

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