MINISTRY OF INDUSTRY AND TRADE
HANOI BEER ALCOHOL AND BEVERAGE JOINT STOCK CORPORATION

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No: 778 /HABECO-VP.HĐQT

Hanoi, August 26, 2026

PERIODIC INFORMATION DISCLOSURE

To:

- The State Securities Commission;
- The Ho Chi Minh Stock Exchange.

1. Name of organization:	Hanoi Beer Alcohol and Beverage Joint Stock Corporation ("HABECO")
- Stock symbol /Member code:	BHN
- Address:	No 183 Hoang Hoa Tham Street, Ngoc Ha Ward, Hanoi
- Telephone:	024.38453843 Fax: 024.37223784
- Email:	Habeco@habeco.com.vn

2. Content of the disclosure:

- The Separate Financial Statements and Consolidated Financial Statements for the First six months of 2026, which have been reviewed, of Hanoi Beer Alcohol and Beverage Joint Stock Corporation.
- Explanation of the fluctuations in after - tax profit in the reviewed Financial Statements for the First six months of 2026 of Hanoi Beer Alcohol and Beverage Joint Stock Corporation.

3. This information is published on the Corporation's website on August 26, 2026 at the following link: http://www.habeco.com.vn.

We hereby affirm that the information provided above is true and accurate, and we accept full legal responsibility for the content of the disclosed information.

ORGANIZATION REPRESENTATIVE
PARTY AUTHORIZED TO DISCLOSE INFORMATION
DEPUTY GENERAL DIRECTOR

M.S.D.N: 010 ... C.T.C.P
TỔNG CÔNG TY CỔ PHẦN BIA-RƯỢU-NƯỚC GIẢI KHÁT HÀ NỘI
THÀNH PHỐ HÀ NỘI

Bui Truong Thang

HANOI BEER ALCOHOL AND BEVERAGE JOINT STOCK CORPORATION AND ITS SUBSIDIARIES

Reviewed consolidated financial statements
For the period from 1 January 2026 to 30 June 2026

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REPORT OF THE BOARD OF MANAGEMENT

The Board of Management of Hanoi Beer Alcohol And Beverage Joint Stock Corporation and its subsidiaries (hereinafter referred to as "the Corporation") presents its report and the Corporation's consolidated financial statements for the period from 1 January 2026 to 30 June 2026.

Overview

Hanoi Beer Alcohol And Beverage Joint Stock Corporation, formerly known as Hanoi Beer - Alcohol - Beverage Corporation, was established under Decision No. 75/2003/QĐ-BCN dated May 6, 2003, of the Ministry of Industry (now the Ministry of Industry and Trade). The Corporation officially converted from a state-owned enterprise to a joint-stock company with the name Hanoi Beer Alcohol And Beverage Joint Stock Corporation under Decision No. 1863/QĐ-TTg dated December 28, 2007, and Decision No. 575/QĐ-TTg dated May 16, 2008, of the Prime Minister.

The Corporation operates under Business Registration Certificate No. 0103025268 issued by the Hanoi Department of Planning and Investment on June 16, 2008. Enterprise Registration Certificate (7th Amendment), No. 0101376672, dated August 01, 2025.

The Corporation's main business activities are: Production of beer and malt for brewing; Distilling, rectifying, and blending spirits; Production of non-alcoholic beverages and mineral water; Wholesale of beverages; Wholesale of rice, wheat, flour, and other cereals; Warehouse rental; Rental of machinery and equipment.

The Corporation's head office is located at 183 Hoang Hoa Tham, Ngoc Ha Ward, Hanoi City.

The Board of Directors, The Board of Management, and Supervisory Board during the period and as at the date of this report are as follows:

Board of Directors

Mr Tran Dinh Thanh	Chairman
Mr Ngo Que Lam	Member
Mr Vu Xuan Dung	Member
Mr Tran Thuan An	Member
Mr Bui Huu Quang	Member
Mr Tran Danh Dang	Independent member
Ms Quan Le Ha	Independent member

Board of Management

Mr Ngo Que Lam	General Director
Mr Vu Xuan Dung	Deputy General Director
Mr Bui Truong Thang	Deputy General Director
Mr Pham Trung Kien	Deputy General Director
Mr Tran Thuan An	Deputy General Director

Board Of Supervisors

Ms Chu Thi Thu Trang	Head	
Mr Tran Duc Giang	Member	
Ms Thieu Hong Nhung	Member	To 22/04/2026
Mr Nguyen Hanh Bao Phuc	Member	From 22/04/2026

Legal Representative

The legal representative of the Corporation during the period and as of the date of this report is as follows:

Mr Tran Dinh Thanh	Chairman
Mr Ngo Que Lam	General Director

Auditor

NVA Auditing Company Limited has performed the review on the consolidated financial statements for the period from 1 January 2026 to 30 June 2026 for the Corporation

Statement of the Board of Management's responsibility in respect of the consolidated financial statements

The Board of Management is responsible for the consolidated financial statements of each financial year which give a true and fair view of the state of affairs of the Corporation and of its operation results and cash flows for the year. In preparing those financial statements, the board of management is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates reasonably and prudently;
- Prepare and present the consolidated financial statements in compliance with current accounting standards, accounting regimes, and relevant regulations;
- Prepare the financial statements on going concern basis unless it is inappropriate to presume that the Corporation will continue in business.
- Establish and implement an effective internal control system to minimize the risk of material misstatement, whether due to fraud or error, in the preparation and presentation of the consolidated financial statements.

The Board of Management is responsible for ensuring that proper accounting records are kept which disclosed, with reasonable accuracy at any time, the financial position of Corporation and to ensure that the accounting records comply with the registered accounting system, It is responsible for safeguarding the assets of the Corporation and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Board of Management of the Corporation approves and commit that the attached consolidated financial statements give a true and fair view of the Corporation's consolidated financial position as at 30 June 2026, as well as the results of its consolidated operations and consolidated cash flows for the period from 1 January 2026 to 30 June 2026 then ended, in accordance with Vietnamese accounting standards, accounting regime for enterprises, and compliance with relevant legal regulations.

M.S.D.N: 0101376672
C.T.C.P
TỔNG CÔNG TY CỔ PHẦN BIA-RƯỢU-NƯỚC GIẢI KHÁT HÀ NỘI
THÀNH PHỐ HÀ NỘI

General Director

Ngo Que Lam
Ha Noi, 26 August 2026

CÔNG TY TNHH KIỂM TOÁN NVA
NVA AUDITING COMPANY LIMITED
Số 196 Vũ Tông Phan, Phường Bình Trưng, TP. HCM

Tel : (028) 3910 3908 - (028) 3910 6162
Email: nva@nva.com.vn
Web : www.nva.com.vn

AUDIT AND ASSURANCE

No: 03.06.1.4/26/BCTC/NVA

INTERIM FINANCIAL INFORMATION REVIEW REPORT

To: **Shareholders, The Board of Directors and the Board of Management**
Hanoi Beer Alcohol And Beverage Joint Stock Corporation

We have reviewed the accompanying interim consolidated financial statements of Hanoi Beer Alcohol And Beverage Joint Stock Corporation and its subsidiaries (hereinafter referred to as "the Corporation"), prepared on 26 August 2026, from page 5 to page 51, which include: the consolidated statement of financial position as at 30 June 2026, the consolidated income statement, the consolidated cash flow statement for the period from 1 January 2026 to 30 June 2026 then ended, and the notes to the consolidated financial statements.

The Board of Managements' responsibility

The Board of Management is responsible for the preparation and the presentation to give a true and fair view on the interim consolidated financial statements of the Corporation in accordance with the prevailing Vietnamese Accounting Standards and System as well as other related regulations, and is responsible for internal control which the Management realizes that it is necessary to ensure the preparation and the presentation of the interim consolidated financial statements to be free from material errors due to frauds or mistakes.

Auditor's responsibility

Our responsibility is to express a conclusion on the interim consolidated financial statements for the period from 1 January 2026 to 30 June 2026 based on our review. We performed the review in accordance with Vietnamese Standards on review engagements No. 2410 - Review of interim financial information performed by the entity's independent auditors.

A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical procedures and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Auditing Standards and, accordingly, does not enable us to obtain assurance that we will become aware of all Material issues may be discovered during an audit. Accordingly, we do not express an audit opinion.

Auditor's conclusion

Based on the results of our review, we have not found anything that causes us to believe that the attached interim consolidated financial statements for the period from 1 January 2026 to 30 June 2026 do not give a true and fair view in all material respects of the Corporation's consolidated financial position as at 30 June 2026, consolidated results of its operations and consolidated cash flows of the unit in the period from 1 January 2026 to 30 June 2026 then ended, in accordance with accounting standards, Vietnamese accounting regime and legal regulations related to the preparation and presentation of interim consolidated financial statements.

NVA Auditing Company Limited
Deputy General Director

M.S.D.N: 0305213884
CÔNG TY TNHH KIỂM TOÁN NVA
THÀNH PHỐ HỒ CHÍ MINH

Le Hong Dao
Practicing Auditor Registration Certificate No.
1732-2023-152-1
Ho Chi Minh City, 26 August 2026

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Unit: VND

ASSETS	Code	Note	Ending balance	Beginning balance
A . CURRENT ASSETS	**100**		**6,377,987,807,740**	**5,943,328,780,153**
I. Cash and cash equivalents	**110**	V.1	**594,217,859,678**	**803,257,329,374**
1. Cash	111		261,113,229,542	195,818,312,936
2. Cash equivalents	112		333,104,630,136	607,439,016,438
II. Short-term financial investments	**120**		**4,732,028,453,334**	**4,144,015,890,518**
1. Trading securities	121		-	-
2. Allowances for impairment of trading securities (*)	122		-	-
3. Short-term held-to-maturity investments	123	V.2	4,732,028,453,334	4,144,015,890,518
4. Allowance for impairment of short-term held-to-maturity investments (*)	124		-	-
5. Other short-term investments	125		-	-
6. Allowances for impairment of other short-term investments (*)	126		-	-
III. Short-term receivables	**130**		**333,473,284,205**	**268,808,953,398**
1. Short-term trade receivables	131	V.3	269,678,251,386	198,926,898,328
2. Short-term advances to suppliers	132		39,927,237,395	47,116,844,905
3. Short-term intercompany receivables	133		-	-
4. Receivables according to the progress of construction contracts	134		-	-
5. Other short-term receivables	135	V.4	47,619,517,658	46,522,996,399
6. Allowances for short-term doubtful debt (*)	136	V.5	(23,751,722,234)	(23,757,786,234)
7. Shortage of assets awaiting resolution	137		-	-
IV. Inventories	**140**	V.6	**691,975,145,989**	**665,428,499,999**
1. Inventories	141		710,421,538,467	684,311,991,526
2. Allowance for inventory impairment (*)	142		(18,446,392,478)	(18,883,491,527)
V. Short-term biological assets	**150**		-	-
1. Short-term livestock for one-time harvest	151		-	-
2. Short-term seasonal crops or crops for one-time harvest	152		-	-
3. Allowance for impairment of short-term biological assets (*)	153		-	-
VI. Other current assets	**160**		**26,293,064,534**	**61,818,106,864**
1. Short-term allocation pending cost	161	V.12	23,891,804,310	25,084,067,765
2. VAT deductibles	162		720,496,285	25,107,392,416
3. Taxes and other receivables from the State budget	163	V.15	1,680,763,939	11,626,646,683
4. Purchase and resale of government bonds	164		-	-
5. Other current assets	165		-	-

Unit: VND

ASSETS	Code	Note	Ending balance	Beginning balance
B. NON- CURRENT ASSETS	**200**		**1,655,537,930,201**	**1,607,426,536,660**
I. Long-term receivables	210		**116,800,000**	**236,800,000**
1. Long-term trade receivables	211		-	-
2. Long-term advances to suppliers	212		-	-
3. Working capital from sub-units	213		-	-
4. Long-term intercompany receivables	214		-	-
5. Other long-term receivables	215	V.4	116,800,000	236,800,000
6. Allowances for long-term doubtful debt (*)	216		-	-
II. Fixed assets	**220**		**973,165,051,742**	**1,022,535,004,322**
1. Tangible fixed assets	221	V.8	907,669,609,581	952,742,929,094
- Cost	222		9,568,551,989,703	9,509,219,832,237
- Accumulated depreciation (*)	223		(8,660,882,380,122)	(8,556,476,903,143)
2. Finance leasing assets	224		-	-
- Cost	225		-	-
- Accumulated depreciation (*)	226		-	-
3. Intangible fixed assets	227	V.9	65,495,442,161	69,792,075,228
- Cost	228		185,576,536,641	184,032,277,688
- Accumulated depreciation (*)	229		(120,081,094,480)	(114,240,202,460)
III. Long-term biological assets	**230**		-	-
1. Livestock for recurring produce	231		-	-
a) Immature livestock for recurring produce	232		-	-
b) Mature livestock for recurring produce	233		-	-
- Cost	234		-	-
- Accumulated depreciation (*)	235		-	-
2. Long-term livestock for one-time harvest	236		-	-
3. Long-term seasonal crops or crops for one-time harvest	237		-	-
4. Allowance for impairment of long-term biological assets (*)	238		-	-
IV. Investment properties	**240**	V.10	**2,616,147,348**	**2,852,047,026**
- Cost	241		13,908,625,528	13,908,625,528
- Accumulated depreciation (*)	242		(11,292,478,180)	(11,056,578,502)
V. Long-term assets in progress	**250**	V.7	**17,843,359,822**	**8,978,202,467**
1. Cost for work in process	251		-	-
2. Construction in progress	252		17,843,359,822	8,978,202,467

Unit: VND

ASSETS	Code	Note	Ending balance	Beginning balance
VI. Long-term investments	**260**	V.2	**280,492,785,605**	**281,070,593,778**
1. Investments in subsidiaries	261		-	-
2. Investments in joint-ventures, associates	262		239,129,127,201	239,706,935,374
3. Other long-term investments	263		43,750,000,000	43,750,000,000
4. Allowance for impairment of long-term investments in other entities (*)	264		(2,386,341,596)	(2,386,341,596)
5. Long-term held-to-maturity investments	265		-	-
6. Allowance for impairment of long-term held-to-maturity investments (*)	266		-	-
VII. Other long-term assets	**270**		**381,303,785,684**	**291,753,889,067**
1. Long-term allocation pending cost	271	V.12	379,483,027,919	287,516,499,374
2. Deferred income tax assets	272	V.11	1,155,968,982	2,665,020,748
3. Long term equipment, supplies and spare parts	273		664,788,783	1,572,368,945
4. Other long-term assets	274		-	-
5. Goodwill	279		-	-
TOTAL ASSETS	**280**		**8,033,525,737,941**	**7,550,755,316,813**

Consolidated statement of financial position (continued)

Unit: VND

RESOURCES	Code	Note	Ending balance	Beginning balance
C. LIABILITIES	**300**		**2,493,298,820,050**	**2,164,934,886,068**
I. Current liabilities	**310**		**2,474,512,292,396**	**2,139,045,814,170**
1. Short-term trade payables	311	V.14	551,190,436,616	665,878,629,117
2. Short-term advances from customers	312		37,839,842,515	110,704,311,057
3. Dividends and profit payable	313		70,840,236,089	72,452,735,409
4. Short-term taxes and amounts payable to State budget	314	V.15	602,732,755,018	361,141,312,687
5. Payables to employees	315		194,119,668,972	256,538,513,838
6. Short-term accrued expenses	316	V.16	253,866,419,422	154,069,227,594
7. Short-term intercompany payables	317		-	-
8. Payables based on agreed progress of construction contract	318		-	-
9. Short-term deferred revenue	319	V.19	1,030,130,265	321,963,634
10. Other short-term payables	320	V.17	525,041,076,874	398,112,387,630
11. Short-term loans and finance lease liabilities	321	V.13	-	28,204,157,872
12. Provision for short term payables	322	V.18	26,660,439,193	2,688,451,572
13. Bonus and welfare fund	323		211,191,287,432	88,934,123,760
14. Price stabilization fund	324		-	-
15. Purchase and resale of government bonds	325		-	-
II. Long-term liabilities	**330**		**18,786,527,654**	**25,889,071,898**
1. Long-term supplier payables	331	V.14	312,904,575	312,904,575
2. Long-term advances from customers	332		-	-
3. Long-term taxes and amounts payable to State budget	333		-	-
4. Long-term accrued expenses	334		-	-
5. Intercompany payables on working capital	335		-	-
6. Long-term intercompany payables	336		-	-
7. Long-term deferred revenue	337		-	-
8. Other long-term payables	338	V.17	18,473,623,079	25,272,204,323
9. Long-term loans and finance lease liabilities	339	V.13	-	303,963,000
10. Convertible bonds	340		-	-
11. Preference shares	341		-	-
12. Deferred income tax	342		-	-
13. Provision for long term payables	343		-	-
14. Scientific and technological development fund	344		-	-

Unit: VND

RESOURCES	Code	Note	Ending balance	Beginning balance
D. EQUITY	**400**		**5,540,226,917,891**	**5,385,820,430,745**
1. Owners' contributed capital	411	V.20	2,318,000,000,000	2,318,000,000,000
- Ordinary shares with voting rights	411a		2,318,000,000,000	2,318,000,000,000
- Preference shares	411b		-	-
2. Share premium	412		-	-
3. Conversion options on bond	413		-	-
4. Other owner's fund	414	V.20	214,500,000	214,500,000
5. Treasury shares (*)	415		-	-
6. Differences upon asset revaluation	416		-	-
7. Exchange differences	417		-	-
8. Investment and development funds	418	V.20	1,532,895,904,862	1,532,691,904,862
9. Other equity funds	419	V.20	10,645,027,465	10,737,027,465
10. Undistributed post-tax profits	420	V.20	1,004,921,992,483	851,340,728,643
- Undistributed post-tax profits accumulated by the end of the previous period	420a		703,863,919,600	384,135,802,232
- Undistributed post-tax profits of current period	420b		301,058,072,883	467,204,926,411
11. Non-controlling interest	429		673,549,493,081	672,836,269,775
TOTAL RESOURCES	**440**		**8,033,525,737,941**	**7,550,755,316,813**

Prepared by	Chief Accountant	General Director
Le Thu Trang	**Pham Thu Thuy**	**Ngo Que Lam**

Ha Noi, 26 August 2026

TỔNG CÔNG TY CỔ PHẦN BIA-RƯỢU-NƯỚC GIẢI KHÁT HÀ NỘI
M.S.D.N: 0101376672 C.T.C.P THÀNH PHỐ HÀ NỘI

CONSOLIDATED INCOME STATEMENT
The period from 1 January 2026 to 30 June 2026

Unit: VND

Items	Code	Note	Current period	Previous period
1. Revenue from sale of goods and rendering of services	**01**	VI.1	**4,856,503,031,823**	**3,861,931,772,222**
2. Deductible items	02	VI.2	91,817,503,256	47,886,027,487
3. Net revenue from sale of goods and rendering of services	**10**	VI.3	**4,764,685,528,567**	**3,814,045,744,735**
4. Cost of goods sold	**11**	VI.4	**3,367,656,419,312**	**2,765,314,743,770**
5. Gross profit from sale of goods and rendering of services	**20**		**1,397,029,109,255**	**1,048,731,000,965**
6. Gain/(loss) from disposal of investment property	21		-	-
7. Revenue from financial activities	22	VI.5	132,025,287,780	97,178,658,012
8. Financial expenses	23	VI.6	3,321,190,445	4,701,891,938
In which: Interest expense	*24*		*1,154,172,638*	*1,286,208,689*
9. Selling expenses	25	VI.7	869,438,172,254	675,114,122,560
10. Administrative expenses	26	VI.7	285,139,359,018	264,808,504,227
11. Profit from joint venture and associates	27		8,887,451,827	8,634,547,820
12. Net profit from operating activities	**30**		**380,043,127,145**	**209,919,688,072**
13. Other income	31	VI.8	28,462,450,263	15,855,480,064
14. Other expenses	32	VI.9	20,141,422,266	1,086,539,286
15. Other profit	**40**		**8,321,027,997**	**14,768,940,778**
16. Total profit before tax	**50**		**388,364,155,142**	**224,688,628,850**
17. Current corporate income tax expenses	51	VI.10	72,745,289,985	42,152,351,427
18. Deferred corporate income tax expenses	52		1,509,051,766	2,770,439,340
19. Profit after tax	**60**		**314,109,813,391**	**179,765,838,083**
19.1 Profit after tax for parent company	61		301,058,072,883	175,853,766,385
19.2 Profit after tax for uncontrolled shareholders	62		13,051,740,508	3,912,071,698
20. Basic earnings per share	**70**	VI.11	**1,299**	**759**
21. Diluted earnings per share	**71**	VI.11	**1,299**	**759**

Prepared by	**Chief Accountant**	**General Director**
Le Thu Trang	**Pham Thu Thuy**	**Ngo Que Lam**

Ha Noi, 26 August 2026

0101376672 - C.T.C. - M.S.D.N. TỔNG CÔNG TY CỔ PHẦN BIA-RƯỢU-NƯỚC GIẢI KHÁT HÀ NỘI THÀNH PHỐ HÀ NỘI

CONSOLIDATED CASH FLOWS STATEMENT

(Under indirect method)
The period from 1 January 2026 to 30 June 2026

Unit: VND

Items	Code	Note	Current period	Previous period
I. Cash flows from operating activities				
1. Profit before tax	***01***		***388,364,155,142***	***224,688,628,850***
2. Adjustments for				
- Depreciation	02		113,231,440,015	140,773,959,747
- Provisions	03		23,528,824,572	9,889,247,384
- Foreign exchange gains, losses on monetary items	04		-	(12,775,998)
- Gains, losses from investing and financing activities	05		(129,784,746,332)	(95,543,846,527)
- Borrowing costs	06		1,154,172,638	1,286,208,689
- Other adjustments	*07*		-	-
3. Profit from operating activities before changes in working capital	***08***		***396,493,846,035***	***281,081,422,145***
- Increase, decrease in receivables	09		(30,205,487,932)	(151,657,892,215)
- Increase, decrease in inventory	10		(25,201,966,779)	24,560,362,380
- Increase, decrease in payables (excluding interest payables, business income tax payables)	11		181,626,704,315	251,550,067,557
- Increase, decrease in allocation pending cost	12		(90,774,265,090)	(27,432,105,590)
- Increase, decrease in trading securities	13		-	-
- Borrowing costs paid	14		(1,174,044,991)	(1,359,780,985)
- Corporate income tax paid	15		(42,804,885,697)	65,392,220,772
- Other receipts from operating activities	16		-	-
- Other expenses on operating activities	17		(34,951,337,780)	(140,215,911,321)
Net cash flows from operating activities	**20**		***353,008,562,081***	***301,918,382,743***
II. Cash flow from investing activities				
1. Purchase of fixed assets and other long-term assets	21		(68,105,255,910)	(36,621,263,095)
2. Proceeds from disposals of fixed assets and other long-term assets	22		125,877,315	1,942,983,139
3. Loans to other entities and purchase of debt instruments of other entities	23		(3,446,629,011,817)	(2,930,142,015,507)
4. Repayment from borrowers and proceeds from sales of debt instruments of other entities	24		2,857,478,488,354	2,546,322,055,147
5. Investments in other entities	25		-	-
6. Investment returns from other entities	26		-	-
7. Interest, dividends and profit received	27		130,921,109,153	96,658,985,758
***Net cash from* investing activities**	***30***		***(526,208,792,905)***	***(321,839,254,558)***

Unit: VND

Items	Code	Note	Current period	Previous period
III. Cash flows from financing activities				
1. Receipts from stocks issuing and capital contribution from equity owners	31		-	-
2. Fund returned to equity owners, issued stock redemption	32		-	-
3. Long-term and short-term borrowings received	33		118,001,245,606	155,003,821,174
4. Loan repayment	34		(146,509,366,478)	(218,589,947,703)
5. Finance lease principle paid	35		-	-
6. Dividends, profit paid to equity owners	36		(7,331,118,000)	(4,710,551,562)
Net cash from financing activities	***40***		***(35,839,238,872)***	***(68,296,678,091)***
Net cash during the period	**50**		**(209,039,469,696)**	**(88,217,549,906)**
Cash and cash equivalents at the beginning of year	**60**		**803,257,329,374**	**1,036,109,602,407**
Impact of foreign exchange fluctuation	61		-	84,310,476
Cash and cash equivalents at the end of period	**70**	**V.1**	**594,217,859,678**	**947,976,362,977**

Prepared by	Chief Accountant	General Director
Le Thu Trang	**Pham Thu Thuy**	**Ngo Que Lam**

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M.S.D.N. C.T.C.P
TỔNG CÔNG TY
CỔ PHẦN
BIA-RƯỢU-NƯỚC GIẢI KHÁT
HÀ NỘI
THÀNH PHỐ HÀ NỘI

Ha Noi, 26 August 2026

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
The period from 1 January 2026 to 30 June 2026

I. BUSINESS HIGHLIGHTS

1. Form of ownership

Hanoi Beer Alcohol And Beverage Joint Stock Corporation, formerly known as Hanoi Beer - Alcohol - Beverage Corporation, was established under Decision No. 75/2003/QĐ-BCN dated May 6, 2003, of the Ministry of Industry (now the Ministry of Industry and Trade). The Corporation officially converted from a state-owned enterprise to a joint-stock company with the name Hanoi Beer Alcohol And Beverage Joint Stock Corporation under Decision No. 1863/QĐ-TTg dated December 28, 2007, and Decision No. 575/QĐ-TTg dated May 16, 2008, of the Prime Minister.

The Corporation operates under Business Registration Certificate No. 0103025268 issued by the Hanoi Department of Planning and Investment on June 16, 2008. Enterprise Registration Certificate (7th Amendment), No. 0101376672, dated August 01, 2025.

The Corporation's head office is located at 183 Hoang Hoa Tham, Ngoc Ha Ward, Hanoi City.

2. Business sector

The business sector of the Corporation is production, trade, services

3. Business activities

The Corporation's main activities are: Production of beer and malt for brewing; Distilling, rectifying, and blending spirits; Production of non-alcoholic beverages and mineral water; Wholesale of beverages; Wholesale of rice, wheat, flour, and other cereals; Warehouse rental; Rental of machinery and equipment.

4. The cycle of the Company's business

The usual production and business cycle of the Corporation is carried out within a period not exceeding 12 months.

5. Company's structure

Total number of subsidiaries: 16

Number of subsidiaries consolidated: 16

Number of subsidiaries not consolidated: 0

The list of subsidiaries consolidated using the cost method is as follows

Name of subsidiary	Address	Charter Capital	Ownership Percentage	Voting Rights Percentage
Habeco Commerce One Member Company Limited	183 Hoang Hoa Tham Street, Ngoc Ha Ward, Hanoi City	50,000,000,000	100%	100%
Ha Noi - Hai Duong Beer Joint Stock Company	Quan Thanh Street, Thanh Dong Ward, Hai Phong City	40,000,000,000	55.00%	55.00%
Ha Noi - Hai Phong Beer Joint Stock Company	16 Lach Tray Street, Le Chan Ward, Hai Phong City	91,792,900,000	65.01%	65.01%
Ha Noi - Nam Dinh Beer Joint Stock Company	5 Thai Binh Street, Nam Dinh Ward, Ninh Binh Province	20,000,000,000	51.00%	51.00%
Ha Noi - Thai Binh Beer Joint Stock Company	Lot CN1, Song Tra Industrial Park, Thai Binh Ward, Hung Yen Province	76,912,260,000	66.31%	66.31%
Ha Noi - Thanh Hoa Beer Joint Stock Company	152 Quang Trung - Hac Thanh Ward - Thanh Hoa Province	114,245,700,000	55.00%	55.00%
Ha Noi - Quang Binh Beer Joint Stock Company	Residential Group 13, Dong Thuan Ward, Quang Tri Province	58,000,000,000	62.05%	62.05%
Beer - Alcohol - Beverage Packaging Joint Stock Company	38 Ngo Quyen Street, Ngo Quyen Ward, Hai Phong City	20,000,000,000	68.95%	68.95%
Hanoi Liquor And Beverage Joint Stock Company	94 Lo Duc Street, Hai Ba Trung Ward, Hanoi	200,000,000,000	54.29%	54.29%
Hanoi Beer Trading Joint Stock Company	183 Hoang Hoa Tham Street, Ngoc Ha Ward, Hanoi City	31,230,000,000	60.00%	60.00%
Ha Noi - Quang Ninh Beer Alcohol And Beverage Joint Stock Company	Lot 20, Cai Lan Industrial Park, Bai Chay Ward, Quang Ninh Province	15,000,000,000	52.64%	52.64%
Hanoi Beer Alcohol Beverages Investment Development Joint Stock Company	Road 206, Pho Noi A Industrial Park, Nhu Quynh Commune, Hung Yen Province	200,000,000,000	96.10%	96.10%
Ha Noi - Nghe An Beer Joint Stock Company	Zone B, Nam Cam Industrial Park, Trung Loc Commune, Nghe An Province	180,000,000,000	51.00%	51.00%
Ha Noi - Quang Tri Beer Joint Stock Company	Quan Ngang Industrial Park, Gio Linh Commune, Quang Tri Province	110,000,000,000	98.56%	98.56%
Habeco - Hai Phong Joint Stock Company	Xuan Ang Village, An Lao Commune, Hai Phong City	160,000,000,000	75.83%	80.75%
Ha Noi - Hong Ha Beer Joint Stock Company	Area 1B, Van Phu Ward, Phu Tho Province	100,000,000,000	53.89%	53.89%

The list of associates accounted for using the equity method is as follows:

Name of Associated Company	Address	Charter Capital	Ownership Percentage	Voting Rights Percentage
Habeco - Kim Bai Joint Stock Company	40, Residential Group 1, Kim Bai Street, Thanh Oai Commune, Hanoi City	39,860,000,000	28.10%	28.10%
Habeco-Transportation Joint Stock Company	1199 Giai Phong Street, Hoang Mai Ward, Hanoi City	25,000,000,000	28.00%	28.00%
Habeco Development Investment Joint Stock Company	Room 1, 13th Floor, HAREC Office Building, No. 4A Lang Ha Street, Giang Vo Ward, Hanoi City	300,000,000,000	45.00%	45.00%
Harec Investment And Trade Joint Stock Company	4 Lang Ha Street, Giang Vo Ward, Hanoi City	63,384,000,000	40.00%	40.00%
San Miguel Yamamura Haiphong Glass Company Limited	17A Ngo Quyen Street, Ngo Quyen Ward, Hai Phong City	160,772,505,787	27.21%	27.21%
Habeco Packaging Joint Stock Company	2-ha Area, Hanoi Beer - Me Linh Industrial Cluster, Tien Phong, Me Linh, Hanoi City	35,000,000,000	44.22%	44.22%

- As at 30 June 2026, the Corporation has the following affiliated units:

+ Branch of Hanoi Beer Alcohol And Beverage Corporation - Hanoi Me Linh Brewery Yen Nhan Village, Me Linh Commune, Hanoi City;

+ Branch of Hanoi Beer Alcohol And Beverage Corporation - Hanoi Hoang Hoa Tham Brewery at 183 Hoang Hoa Tham, Ngoc Ha Ward, Hanoi City.

6. The number of employees

The number of employees of the Corporation as at 30 June 2026 was 525 (As at 31 December 2025 was 509).

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

During the period, the Corporation made no changes to its accounting policies compared to the previous period, thus there is no impact on the comparability of the information in the consolidated financial statements

II. FISCAL YEAR AND STANDARD CURRENCY UNIT USED IN ACCOUNTING

1. Fiscal year

Fiscal year of the Corporation is from 1 January to 31 December annually.

2. Standard currency unit used in accounting

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

III. ACCOUNTING STANDARDS AND SYSTEM APPLIED

1. Accounting system

The Corporation applies the Enterprise Accounting Regime issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance, providing guidance on the Enterprise Accounting Regime, together with Circular No. 202/2014/TT-BTC dated 22 December 2014 and Circular No. 43/2026/TT-BTC dated 20 April 2026 amending and supplementing a number of articles of Circular No. 202/2014/TT-BTC, both issued by the Ministry of Finance

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

The Corporation has applied the Vietnamese Accounting Standards and the related guiding documents issued by the State. The consolidated financial statements have been prepared and presented in full compliance with all provisions of each standard, the circulars guiding the implementation of the standards, and the current Vietnamese Accounting System.

IV. ACCOUNTING POLICIES APPLIED

1. Basis for preparing consolidated financial statements

Consolidated financial statements are prepared on an accrual basis (except for information related to cash flows).

The consolidated financial statements include the financial statements of the parent company and its subsidiaries. A subsidiary is an entity controlled by the parent company. Control exists when the parent company has the power to direct the financial and operating policies of an entity to obtain economic benefits from its activities. In evaluating control, the potential voting rights that are currently exercisable or may be converted are considered. The operating results of subsidiaries acquired or disposed of during the period are presented in the consolidated statement of profit or loss from the acquisition date or until the disposal date of the investment in the subsidiary.

If the accounting policies of a subsidiary differ from those applied by the parent company, the subsidiary's financial statements will be appropriately adjusted before consolidation.

Balances in the statement of financial position companies within the same group, intercompany transactions, and unrealized internal profits arising from these transactions are eliminated when preparing consolidated financial statements. Unrealized losses arising from intercompany transactions are also eliminated unless the cost of the transaction cannot be recovered.

The minority interest represents the portion of the subsidiary's net assets and profits not held by the parent company's shareholders and is presented as a separate item in the consolidated statement of profit or loss and consolidated statement of financial position. Minority interest includes the value of the minority shareholders' interests at the initial business combination date and their share of changes in equity since the business combination date. Losses attributable to the minority interest that exceed their share of the subsidiary's equity are allocated to the Group's equity unless the minority shareholders have an obligation and the ability to compensate for the loss.

2. Business combinations

Business combinations are accounted for using the purchase method. The cost of a business combination is measured at the fair value, at the date of exchange, of the assets given, liabilities incurred or assumed, and equity instruments issued by the Group in exchange for control of the acquiree, together with any directly attributable costs of the business combination. The identifiable assets acquired, liabilities assumed, and contingent liabilities incurred in a business combination are recognized at their fair values at the acquisition date.

The excess of the cost of the business combination over the acquirer's interest in the net fair value of the identifiable assets, liabilities, and contingent liabilities of the acquiree as at the acquisition date is recognized as goodwill. If the cost of the business combination is less than the acquirer's interest in the net fair value of the acquiree's identifiable assets, liabilities, and contingent liabilities, the difference is recognized directly in the income statement as a gain in the period in which the acquisition occurs.

3. Foreign currency transactions

Foreign currency transactions are translated into the Corporation's functional currency using the exchange rates prevailing at the transaction dates. Monetary items denominated in foreign currencies at the year-end are retranslated using the exchange rates prevailing at the reporting date.

The exchange rates applied to translate foreign currency transactions are the actual transaction exchange rates at the transaction dates, determined based on the average transfer buying and selling rates of the commercial bank where the Corporation regularly conducts transactions. The actual transaction exchange rates for foreign currency transactions are determined as follows:

- For foreign currency purchases and sales (including spot, forward, future, option, and swap contracts): The rate specified in the contract between the Corporation and the commercial bank.

- In cases where foreign currency transactions arise but the contracts do not specify specific exchange rates, the Corporation applies the average transfer buying and selling rates of the commercial bank where it regularly conducts transactions to record such transactions during the period, as follows:

+ For accounts reflecting revenue and other income: in cases where goods are sold, services are rendered, or income is related to advances from customers, the revenue and corresponding income to the extent of the advances received are translated using the actual exchange rates at the dates of receipt of such advances (instead of the exchange rates at the dates of revenue or income recognition).

+ For accounts reflecting cost of goods sold, operating expenses, and other expenses: in cases where prepaid expenses are allocated to expenses during the period, such expenses are recognized using the actual exchange rates at the dates of prepayment (instead of the exchange rates at the dates of expense allocation).

+ For accounts reflecting assets: in cases where assets are acquired in connection with advances to suppliers, the asset values corresponding to the prepaid amounts are translated using the actual exchange rates at the dates of prepayment (instead of the exchange rates at the dates of asset recognition).

The exchange rates used for revaluation of foreign currency-denominated balances at the year-end are determined in accordance with the following principles:

+ For monetary items denominated in foreign currencies that are demand deposits, all foreign currency bank balances are retranslated using the average transfer buying and selling rates of the commercial bank where the Corporation maintains such accounts.

+ For other monetary items denominated in foreign currencies that are not demand deposits, retranslation is performed using the average transfer buying and selling rates of the commercial bank where the Corporation regularly conducts transactions.

Foreign exchange differences arising from the retranslation of monetary items denominated in foreign currencies at the end of the period are recognized in financial income (if gain) or financial expenses (if loss) in determining the results of operations for the period. Such foreign exchange differences are presented in the statement of profit or loss on a net basis between total gains and total losses arising from the retranslation of foreign currency monetary items.

4. Principles to determine cash and cash equivalents

Cash includes cash at the fund, demand deposits in bank, monetary gold used with value storage functions, excluding gold classified as inventory used for the purpose of raw materials. materials to manufacture products or goods for sale.

Cash equivalents are short-term investments with a maturity of no more than 3 months from the date of purchase, easily convertible into a specified amount of money and without much risk in conversion into money.

5. Accounting principles for financial investments

a) Trading securities

Trading securities are securities (such as listed stocks and bonds) held by the Corporation for trading purposes. Trading securities are recognized from the date the Corporation obtains ownership rights and are initially measured at the fair value of the consideration paid at the transaction date, plus any directly attributable transaction costs.

A provision for the decline in value of trading securities is made for any potential loss in value when there is clear evidence that the market value of the trading securities held has fallen below their carrying value.

b) Held-to-maturity investments

Held-to-maturity investments include investments that the Corporation intends and is able to hold until maturity. These investments comprise: fixed-term bank deposits (including treasury bills and promissory notes), bonds, preferred shares where the issuer is obligated to repurchase them at a specified future date, loans held to maturity for the purpose of earning periodic interest, and other held-to-maturity investments.

Held-to-maturity investments are recognized starting from the purchase date and initially measured at purchase cost, including any transaction-related costs. Interest income from held-to-maturity investments after the purchase date is recognized in the consolidated income statement on an accrual basis. Interest accrued prior to the Corporation's holding of the investment is deducted from the principal at the time of purchase.

A provision for impairment of held-to-maturity investments is made when there is clear evidence showing that part or all of the investment may not be recoverable. This provision is recognized as a financial expense during the period.

c) Investments in associates

Investments in associates are recognized in the consolidated financial statements using the equity method. An associate is an entity over which the company has significant influence, but is neither a subsidiary nor a joint venture. Significant influence is presumed when the company holds between 20% and 50% of the voting rights in the investee.

Under the equity method, the investment is initially recognized at cost, and subsequently adjusted for changes in the company's share of the investee's net assets after the acquisition, based on the investee's fair value. Any goodwill arising from the investment in an associate is included in the carrying amount of the investment. Unlike goodwill in subsidiaries, it is not amortized annually, but it is assessed for impairment if necessary.

d) Investment in equity instruments of other entities

Investments in equity instruments of other entities represent equity investments where the Corporation does not have control, joint control, or significant influence over the investee.

Investments in equity instruments of other entities are recorded at their original cost, less any provision for impairment of investments.

e) Allowance for impairment of investments equity contributions to other entities

Allowance for impairment of investments are made when there is clear evidence indicating a decline in the value of these investments at the end of the accounting period in which the consolidated financial statements are prepared.

Any increase or decrease in the provision for investment impairment is recognized in financial expenses.

6. Principles of recognizing trade receivables and other receivables

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

The classification of receivables as trade receivables or other receivables is based on the following principles:

- Trade receivables represent amounts arising from commercial transactions, including amounts receivable from consigned export sales on behalf of other entities.

- Other receivables refer to non-commercial amounts that are not related to purchase and sale transactions.

The provision for doubtful debts reflects the estimated value of receivables that the Corporation anticipates may be lost or unrecoverable as of the end of the accounting period. Any increase or decrease in the balance of the provision account is recorded as administrative expenses in the consolidated income statement.

Receivables are categorized as short-term or long-term based on their remaining maturity periods.

7. Principles for inventory recognition

Inventories are recognized at the lower of cost and net realizable value.

The cost of inventories is determined as follows:

• Raw materials and merchandise: Includes purchase costs and other direct costs incurred to bring the inventories to their current location and condition.

• Products: Includes the main raw material costs, direct labor costs, and related general manufacturing costs allocated based on normal operating levels.

• Work in progress: Includes main raw material costs, direct labor costs, and general manufacturing costs.

Net realizable value is the estimated selling price of inventories at the end of the period minus the estimated costs to complete and sell them.

The cost of inventories is calculated using the weighted average method and is accounted for on a perpetual basis.

Allowance for inventory devaluation are made for each inventory item whose original cost exceeds its net realizable value. For unfinished services, Allowance are calculated for each type of service with distinct pricing. Any increase or decrease in the balance of the provision for inventory devaluation that needs to be made as of the end of the financial year is recognized in the cost of goods sold.

8. Principles for the recognition and depreciation of tangible and intangible fixed assets

Fixed assets are presented at historical cost less accumulated depreciation. The historical cost of fixed assets includes all costs incurred by the enterprise to acquire the fixed assets until they are in a condition ready for use. Subsequent expenditures are only added to the historical cost of fixed assets if these expenditures certainly increase the future economic benefits from using the asset. Expenditures that do not meet this condition are recognized as production and business expenses in the period.

When fixed assets are sold or disposed of, the historical cost and accumulated depreciation are written off, and any gains or losses arising from the disposal are recognized in income or expenses for the period.

Depreciation of assets is calculated using the straight-line method. The estimated depreciation periods are as follows

Type of asset	Depreciation period (years)	
	Current period	Previous period
Buildings and structures	05 – 25	05 – 25
Machinery and equipment	03 – 15	03 – 15
Transportation means	06 – 10	06 – 10
Management tools	03 – 08	03 – 08
Other fixed assets	03 – 05	03 – 05
Brand	04	04
Computer software	03 – 08	03 – 08

The historical cost of fixed assets and the depreciation period are determined in accordance with Circular No. 45/2013/TT-BTC dated April 25, 2013, issued by the Ministry of Finance, providing guidance on the management, use, and depreciation of fixed assets, and other relevant regulations.

9. Principles for the recognition and depreciation of investment properties

Investment properties are land use rights, buildings, parts of buildings, or infrastructure owned by the Group or held under finance leases that are used to earn rental income or held for capital appreciation. Investment properties are presented at cost less accumulated depreciation. The cost of an investment property includes all expenditures incurred by the Group or the fair value of assets exchanged to acquire the property up to the point when construction or acquisition is completed.

Subsequent expenditures related to investment properties are recognized as expenses when incurred, unless it is probable that such expenditures will result in future economic benefits exceeding the originally assessed performance of the property, in which case they are capitalized as part of the property's carrying amount.

When an investment property is sold, its carrying amount (original cost less accumulated depreciation) is derecognized, and any resulting gain or loss is recognized in the income statement in the period in which the sale occurs.

Transfers from owner-occupied properties or inventories to investment properties are made only when the owner ceases to use the property for its own operations and begins to lease it out under an operating lease, or when the construction phase is completed. Transfers from investment properties to owner-occupied properties or inventories are made only when the owner begins to use the property for own operations or commences development for sale. Such transfers do not change the carrying amount or the cost of the property at the date of transfer.

10. Principles for the recognition and capitalization of borrowing costs

Borrowing costs are recognized as production and business expenses in the period they are incurred, except for borrowing costs directly related to the investment in the construction or production of unfinished assets, which are included in the value of such assets (capitalized) when the conditions set forth in Vietnamese Accounting Standard No. 16 'Borrowing Costs' are met.

Borrowing costs directly related to the investment in the construction or production of unfinished assets that are capitalized include interest on borrowings, allocation of discounts or premiums upon the issuance of bonds, and incidental costs arising from loan processing procedures.

11. Principles for the recognition and allocation of allocation pending cost

Allocation pending cost related only to production and business costs within the period are recognized as short-term allocation pending cost and allocated to production and business expenses of the same period.

The calculation and allocation of long-term allocation pending cost to production and business costs for each accounting period are based on the nature and magnitude of each type of expense to select a reasonable allocation method and basis. Allocation pending cost are gradually allocated to production and business expenses using the straight-line method.

12. Principles for the accounting of business cooperation contracts

Joint venture capital contributions are agreements based on contracts under which the Corporation and participating parties undertake economic activities under joint control. Joint control refers to the requirement that strategic decisions concerning the financial and operating policies of the joint venture entity must be unanimously agreed upon by all joint controlling parties.

In cases where a member company directly engages in business operations as per the joint venture agreements, the capital contributions to jointly controlled assets and any shared liabilities incurred with other joint venture partners from the operations of the joint venture are accounted for in the Corporation's consolidated financial statements and classified based on the nature of the arising economic transactions. Liabilities and costs directly related to the capital contributions in jointly controlled assets are accounted for on an accrual basis. Income from the sale or use of product shares distributed from joint venture operations, as well as the related costs incurred, is recognized when it is certain that economic benefits from these transactions will be received by or distributed from the Corporation, and such benefits can be measured reliably.

Joint venture agreements involving the establishment of an independent business entity with joint venture partners are referred to as jointly controlled business entities.

13. Principles for the recognition of liabilities and accrued expenses

Liabilities and accrued expenses are recognized for amounts payable in the future related to goods and services received. Accrued expenses are recognized based on reasonable estimates of the amount payable.

The classification of liabilities into trade payables and other payables is performed according to the following principles:

- Trade payables reflect the amounts payable of a commercial nature arising from transactions of purchasing goods, services, assets, and the seller is an independent entity from the Corporation, including amounts payable upon import through a trustee.

- Accrued expenses reflect the amounts payable for goods and services received from the seller or provided to the buyer but not yet paid due to the absence of invoices or incomplete accounting documents, and amounts payable to employees for vacation wages, production, and business expenses to be accrued.

- Other payables reflect the amounts payable that are not of a commercial nature, not related to the transactions of buying, selling, or providing goods and services.

14. Principles for the recognition of borrowings and finance lease liabilities

The Corporation must monitor the repayment terms of borrowings and finance lease liabilities in detail. Borrowings and finance lease liabilities with repayment periods exceeding 12 months from the date of preparation of the consolidated financial statements are classified as long-term. Those due within the next 12 months are classified as short-term, allowing for proper payment planning.

For finance lease liabilities, the total lease liabilities recorded in the credit side of account 341 represent the total payment amount, calculated as the present value of minimum lease payments or the fair value of the leased asset.

Borrowings and liabilities denominated in foreign currencies must be converted into the accounting currency at the actual exchange rate at the time of the transaction;

- When repaying borrowings in foreign currency, the debit side of account 341 is converted at the actual book exchange rate applied specifically to each counterpart;

- When preparing consolidated financial statements, the balances of borrowings and finance lease liabilities denominated in foreign currencies must be revalued at the actual exchange rate on the date of financial statement preparation;

- Foreign exchange differences arising from repayments and end-of-period revaluations of borrowings and finance lease liabilities in foreign currencies are recognized in financial income or financial expenses.

15. Principles for the recognition of dividends and profit payables

Dividends and profit payables are recognized for the future obligations to pay dividends or distribute profits (in the form of cash or non-monetary assets) and reflect the settlement status of cash dividends or profit distributions to the Corporation's shareholders and capital contributors..

The Corporation recognizes a liability for dividends or profits at the point when the entity no longer has the discretion to avoid the obligation to pay such dividends or profits to its shareholders and capital contributors in accordance with relevant laws. The determination of the timing and payment of dividends or profits is as follows: For entities subject to securities regulations, the timing at which the investee no longer has the right to refuse the dividend payment is determined in accordance with the prevailing securities laws.

16. Principles of recognizing owners' equity

Owner's contributed capital

Owner's contributed capital is recognized based on the actual contributed capital of the shareholders.

Other owner's equity

Other capital is formed from additional business results, revaluation of assets, and the remaining value between the fair value of donated, gifted, or sponsored assets after deducting any applicable taxes (if any) related to these assets.

Profit distribution

Profit after corporate income tax is distributed to shareholders after appropriations to funds as per the Corporation Charter and legal regulations, and as approved by the General Meeting of Shareholders.

The distribution of profits to shareholders considers non-monetary items within undistributed post-tax profits that may affect cash flows and the ability to pay dividends, such as gains from revaluation of contributed assets, revaluation gains from monetary items, financial instruments, and other non-monetary items.

Dividends payable to shareholders are recognized as liabilities in the Corporation's consolidated statement of financial position following the resolution of the Annual General Meeting of Shareholders, the resolution of the Board of Directors, and the establishment of the record date for dividend entitlement by the Central securities depository.

Other funds

Other funds are established and utilized in accordance with the Corporation's Charter and the resolutions approved annually by the General Meeting of Shareholders.

17. Principles for the recognition of revenue and income

Revenue is recognized when the Corporation is likely to receive economic benefits that can be reliably measured. Revenue is determined at the fair value of the amounts received or to be received, after deducting trade discounts, sales returns, and allowances. The following specific conditions must also be satisfied before revenue is recognized

Revenue from sales of goods and Products

Revenue from the sale of goods and Products is recognized when all of the following conditions are satisfied:

- The significant risks and rewards of ownership of the goods have been transferred to the buyer;

- The company no longer retains managerial involvement to the degree usually associated with ownership, nor does it have effective control over the goods sold;

- The revenue can be measured reliably. If the contract allows the buyer to return the goods under specific conditions, revenue is only recognized when those conditions no longer exist and the buyer no longer has the right to return the goods (except in cases where the customer may exchange the goods for other goods or services);

- It is probable that the economic benefits associated with the transaction will flow to the company;

- The costs incurred or to be incurred in respect of the transaction can be measured reliably.

Service revenue

Revenue from rendering of services is recognized when the outcome of the transaction can be measured reliably. When services are rendered over multiple accounting periods, revenue is recognized by reference to the stage of completion at the end of the reporting period, in accordance with the percentage-of-completion method. The outcome of a service transaction can be measured reliably when all of the following criteria are met:

- The amount of revenue can be measured reliably. If the contract grants the customer the right to return the service under specific conditions, revenue is recognized only when such conditions no longer exist and the customer no longer has the right to return the service;

- It is probable that the economic benefits associated with the transaction will flow to the entity;

- 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

Interest income

Interest income is recognized on an accrual basis and is determined based on the balance of deposit accounts and the actual interest rates for each period.

Dividends and profits received

Dividends and profits are recognized when the Corporation becomes entitled to receive them from its investment. Dividends received in the form of shares are only monitored as an increase in the number of shares and are not recognized for their value.

Revenue deductions

This category reflects adjustments reducing sales revenue and service revenue incurred during the period, including trade discounts, sales returns, and allowances. It does not reflect taxes deducted from revenue, such as output VAT calculated using the direct method.

Revenue adjustments are conducted as follows:

- Trade discounts, sales returns, and allowances incurred in the same period as the consumption of products, goods, and services are deducted from the revenue of that period;

- For products, goods, and services sold in prior periods, if trade discounts, sales returns, or allowances occur in subsequent periods, the revenue reduction is recorded according to the following principles:

+ If the adjustments occur after the consumption of products, goods, and services in prior period but before the issuance of the consolidated financial statements, these adjustments are treated as post-statement of financial position events requiring adjustment. They are recorded as revenue reductions in the consolidated financial statements of the reporting period (prior period).

+ If the adjustments occur after the issuance of the consolidated financial statements, the revenue reduction is recorded in the reporting period during which the event occurs (current period).

18. Principles for the recognition of cost of goods sold

Cost of goods sold is recognized in accordance with the revenue recorded during the period and in compliance with the principle of prudence.

In cases where direct material costs are abnormally high, or where labor and manufacturing overhead costs are not allocated to the cost of inventories, such costs are expensed directly to cost of goods sold (net of any recoveries or compensations, if applicable), even if the related products or goods have not yet been recognized as sold.

Provision for inventory write-downs is included in cost of goods sold and is determined based on the quantity of inventories on hand and the difference between net realizable value and original cost, where the net realizable value is lower. When assessing the amount of inventory to be written down, inventories that are subject to confirmed sales contracts—where the net realizable value is not lower than the carrying amount—are excluded, provided there is sufficient evidence that the customer is committed to fulfilling the contract and will not withdraw.

19. Principles for the recognition of financial expenses

Financial expenses include costs or losses related to financial activities, such as: Costs or losses from financial investments, borrowing and lending costs, expenses from contributions to joint ventures or associates, losses from the transfer of short-term securities, expenses incurred from securities trading transactions, allowance for devaluation of trading securities, allowance for losses from investments in other entities, losses from foreign currency sales, and exchange rate losses.

20. Principles for the recognition of selling expenses and administrative expenses

Sale expenses reflect the actual costs incurred in the process of selling products or goods or providing services, including the costs of offering goods, introducing products, advertising products, sales commissions , expenses for product and goods warranty (except for construction activities), expenses for preservation, packing and transportation.

Management expenses reflect general management expenses of the enterprise, including expenses for salaries of employees of the enterprise management sections (salaries, wages, allowances ...); social insurance, health insurance, trade union funds, unemployment insurance of enterprise managers; expenses for office materials, labor tools, depreciation of fixed assets used for enterprise management; land rent, excise tax; provision for bad debts; Outbound services (electricity, water, telephone, fax, property insurance, fire and explosion); Other monetary expenses (guest reception, customer conference ...).

21. Principles and methods for recognizing corporate income tax expenses

Corporate income tax expenses recorded in the income statement include current corporate income tax expenses and deferred corporate income tax expenses.

Current corporate income tax expenses are determined based on taxable income and the corporate income tax rate applicable for the current period.

Deferred corporate income tax expenses are determined based on temporary differences between tax and accounting, non-deductible expenses, adjustments for non-taxable income, and carried-forward losses.

22. Segment reporting

Segment reporting include a business segment or a geographical segment.

A business segment is a distinguishable component of an enterprise that is engaged in providing an individual product or service or a group of related products or services and that is subject to risks and returns that are different from those of other business segments.

A geographical segment is a distinguishable component of an enterprise that is engaged in providing products or services within a particular economic environment and that is subject to risks and returns that are different from those of components operating in other economic environments.

23. Financial instruments

Initial recognition

Financial Assets: On the initial recognition date, financial assets are recorded at cost, including directly attributable transaction costs related to the acquisition of the financial assets. The Corporation's financial assets include cash and cash equivalents, short-term receivables, other receivables, and held-to-maturity investments.

Financial Liabilities: On the initial recognition date, financial liabilities are recorded at cost, net of directly attributable transaction costs related to the issuance of those financial liabilities. The Corporation's financial liabilities include payables to suppliers, other payables, accrued expenses, and borrowings.

Subsequent measurement

Currently, there are no regulations on the revaluation of financial instruments after initial recognition.

24. Related parties

Parties are considered a related party of the Corporation if one party has the ability to control the other party or otherwise significantly influence the other party in making financial decisions and operate, or when the Corporation and the other party jointly or severally control.

In considering related parties relationship, the nature of relationship is focused more than the legal form.

Transactions with related parties during the period are presented in Note VII.2.

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

1. Cash and cash equivalents

	Ending balance VND	**Beginning balance** VND
Cash on hand	6,953,243,178	5,355,983,797
Cash in banks	254,159,986,364	190,462,329,139
- Vietnam Bank for Agriculture and Rural Development – Hanoi Branch	*37,968,333,639*	*15,563,156,871*
- Saigon – Hanoi Commercial Joint Stock Bank – Thang Long Branch	*18,818,713,234*	*55,357,866,868*
- Vietnam International Commercial Joint Stock Bank – Transaction Center Branch	*11,155,929,882*	*29,322,966,842*
- Other Bank	*186,217,009,609*	*90,218,338,558*
Cash equivalents (term deposits with original maturities of up to 3 months)	333,000,000,000	606,000,000,000
Accrued interest on deposits	104,630,136	1,439,016,438
Total	**594,217,859,678**	**803,257,329,374**

2. Financial investments

a) Held-to-maturity investments

Unit: VND

Objects	Ending balance		Beginning balance	
	Cost	Recoverable amount	Cost	Recoverable amount
- Short-term	**4,732,028,453,334**	**4,732,028,453,334**	**4,144,015,890,518**	**4,144,015,890,518**
Fixed-term deposits with original terms from over 3 months to 12 months (*)	4,645,190,702,882	4,645,190,702,882	4,056,040,179,419	4,056,040,179,419
Accrued interest on deposits	86,837,750,452	86,837,750,452	87,975,711,099	87,975,711,099
- Long-term	-	-	-	-
Total	**4,732,028,453,334**	**4,732,028,453,334**	**4,144,015,890,518**	**4,144,015,890,518**

(*) **Note:** As at 30 June 2026, the total balance of term deposits pledged at the bank amounted to VND 410,900,000, serving as collateral for the issuance of performance guarantees.

b) Investments in associates and joint ventures

Objects	Ending balance		Beginning balance	
	Ownership Percentage	Value (VND)	Ownership Percentage	Value (VND)
Habeco – Kim Bai Joint Stock Company	28.10%	13,573,289,033	28.10%	14,135,954,054
Habeco-Transportation Joint Stock Company	28.00%	7,175,806,533	28.00%	7,039,149,766
Habeco Development Investment Joint Stock Company	45.00%	17,837,206,412	45.00%	17,840,082,784
Harec Investment And Trade Joint Stock Company	40.00%	48,759,823,723	40.00%	53,419,046,526
San Miguel Yamamura Haiphong Glass Company Limited	27.21%	128,651,162,939	27.21%	124,149,027,240
Habeco Packaging Joint Stock Company	44.22%	23,131,838,561	44.22%	23,123,675,004
Total		**239,129,127,201**		**239,706,935,374**

Note: The voting rights percentage of the Corporation in joint venture and associate companies is equivalent to the ownership percentage in these companies.

c) Investments in other entities

Objects	Ending balance		Beginning balance	
	Ownership Percentage	Value (VND)	Ownership Percentage	Value (VND)
Lilama Land Corporation	15.52%	16,250,000,000	15.52%	16,250,000,000
Industrial University Of Vinh	3.58%	5,000,000,000	3.58%	5,000,000,000
Vinaceglass Joint Stock Company	6.00%	12,000,000,000	6.00%	12,000,000,000
Ha Noi Hung Yen 89 Beer Joint Stock Company	12.50%	10,500,000,000	12.50%	10,500,000,000
Total		**43,750,000,000**		**43,750,000,000**
Provision for impairment of investments in other entities		2,386,341,596		2,386,341,596
Net value		**41,363,658,404**		**41,363,658,404**

Note: The voting rights percentage of the Corporation in other entities is equivalent to the ownership percentage in these companies. The voting rights percentage of the Corporation in Ha Noi Hung Yen 89 Beer Joint Stock Company is 17.5%.

3. Trade receivables

	Ending balance VND	Beginning balance VND
a) Short-term	**269,678,251,386**	**198,926,898,328**
Khiem Nga Company Limited	4,324,999,555	3,211,001,694
Dai Thang Trading and Services Company Limited	5,258,804,767	3,863,827,060
Pacific Food & Beverage Trading Company Limited	-	56,926,282,616
Other trade receivables	260,094,447,064	134,925,786,958
b) Long-term	-	-
Total	**269,678,251,386**	**198,926,898,328**

c) Trade receivables from related parties: Refer to note VII.2.

4. Other receivables

	Ending balance VND	Beginning balance VND
a) Short-term	**47,619,517,658**	**46,522,996,399**
Receivables from deposit for packaging, bottle, and crate	425,000,000	3,626,000,069
Value of completed basic construction project settlement pending processing	3,264,063,656	3,249,999,096
Other receivables	43,930,454,002	39,646,997,234
b) Long-term	**116,800,000**	**236,800,000**
Long-term deposit	106,800,000	226,800,000
Other trade receivables	10,000,000	10,000,000
Total	**47,736,317,658**	**46,759,796,399**

c) Other receivables from related parties: None.

5. Bad debts

Unit: VND

	Ending balance		Beginning balance	
	Cost	Allowance	Cost	Allowance
Viet My dairy joint Stock company	834,570,285	834,570,285	834,570,285	834,570,285
Lilama Hanoi Joint Stock Company	601,913,468	601,913,468	601,913,468	601,913,468
Quang Anh Import - Export Trading Production Joint Stock Company	2,116,412,499	2,116,412,499	2,116,412,499	2,116,412,499
Truong Quang II Co.,Ltd	6,402,416,280	6,402,416,280	6,402,416,280	6,402,416,280
27/7 Severely Wounded Veterans Cooperative	1,677,613,000	1,677,613,000	1,677,613,000	1,677,613,000
BYD Vietnam Construction Joint Stock Company	1,702,148,115	1,702,148,115	1,702,148,115	1,702,148,115
Other Entities	10,416,648,587	10,416,648,587	10,422,712,587	10,422,712,587
Total	**23,751,722,234**	**23,751,722,234**	**23,757,786,234**	**23,757,786,234**

6. Inventory

Unit: VND

	Ending balance		Beginning balance	
	Cost	Allowance	Cost	Allowance
Raw materials	308,989,119,101	12,479,066,089	322,986,058,383	12,536,692,643
Tools and equipment	96,309,160,912	3,582,536,022	101,076,079,877	3,582,631,022
Work in progress	140,853,575,800	91,241,442	99,322,955,249	128,484,306
Products	136,084,496,152	2,293,548,925	128,887,707,765	2,635,683,556
Goods	28,104,018,913	-	31,976,789,257	-
Goods in transit for sale	81,167,589	-	62,400,995	-
Total	**710,421,538,467**	**18,446,392,478**	**684,311,991,526**	**18,883,491,527**

7. Long-term assets in progress

Construction in progress

	Ending balance VND	Beginning balance VND
Construction in progress	17,657,359,822	8,978,202,467
- Project for the renovation of the wastewater collection system separating stormwater	2,404,458,056	2,404,458,056
- Renovation of the Office Building, Warehouse, Power Utilities Workshop and Draught Beer Production Workshop	4,041,262,796	-
- Cost of repairing the office on the first floor of the Corporation's auditorium	13,301,979	13,301,979
- Other construction in progress costs	11,198,336,991	6,560,442,432
Acquisition of fixed assets	186,000,000	-
Total	**17,843,359,822**	**8,978,202,467**

8. Increases and decreases in tangible fixed assets

Unit: VND

	Buildings and structures	Machinery, equipment	Transportation means	Management tools and equipment	Other fixed assets	Total
Cost						
Opening balance	1,957,813,236,311	7,164,184,237,579	219,568,807,255	155,906,481,750	11,747,069,342	9,509,219,832,237
Increase	2,103,723,655	36,036,587,933	21,798,220,924	1,980,200,303	108,824,000	62,027,556,815
- New purchases	1,502,749,074	36,030,740,622	17,226,970,924	1,848,126,667	108,824,000	56,717,411,287
- Other increases	12,563,470	5,847,311	2,250,000	132,073,636	-	152,734,417
Decrease	92,240,750	57,500,000	932,832,000	1,592,165,818	20,660,781	2,695,399,349
- Disposals	92,240,750	57,500,000	932,832,000	1,592,165,818	-	2,674,738,568
- Other decreases	-	-	-	-	20,660,781	20,660,781
Closing balance	**1,959,824,719,216**	**7,200,163,325,512**	**240,434,196,179**	**156,294,516,235**	**11,835,232,561**	**9,568,551,989,703**
Accumulated depreciation						
Opening balance	1,460,756,321,918	6,756,063,193,969	191,438,914,285	138,413,351,611	9,805,121,360	8,556,476,903,143
Increase	34,625,985,814	64,446,061,386	4,547,494,386	3,091,655,834	443,450,897	107,154,648,317
- Depreciation	34,625,985,814	64,373,878,616	4,545,244,386	2,959,582,198	443,450,897	106,948,141,911
- Other increases	-	72,182,770	2,250,000	132,073,636	-	206,506,406
Decrease	146,012,739	57,500,000	932,832,000	1,592,165,818	20,660,781	2,749,171,338
- Disposals	92,240,750	57,500,000	932,832,000	1,592,165,818	-	2,674,738,568
- Other decreases	53,771,989	-	-	-	20,660,781	74,432,770
Closing balance	**1,495,236,294,993**	**6,820,451,755,355**	**195,053,576,671**	**139,912,841,627**	**10,227,911,476**	**8,660,882,380,122**
Net book value						
Opening balance	497,056,914,393	408,121,043,610	28,129,892,970	17,493,130,139	1,941,947,982	952,742,929,094
Closing balance	**464,588,424,223**	**379,711,570,157**	**45,380,619,508**	**16,381,674,608**	**1,607,321,085**	**907,669,609,581**

** Note:*

- The original cost of fully depreciated tangible fixed assets still in use at the end of the period is: 6,401,178,564,891 VND.
- The remaining value at the end of the period of tangible fixed assets used as collateral to secure loans: 90,878,098,148 VND.

9. Increases and decreases in intangible fixed assets

Unit: VND

	Brand	Computer software	Other fixed assets	Total
Cost				
Opening balance	47,758,287,710	135,877,906,221	396,083,757	184,032,277,688
Increase	-	1,489,158,953	55,100,000	1,544,258,953
Decrease	-	-	-	-
Closing balance	**47,758,287,710**	**137,367,065,174**	**451,183,757**	**185,576,536,641**
Accumulated depreciation				
Opening balance	398,569,169	113,445,549,534	396,083,757	114,240,202,460
Increase	-	5,919,998,767	1,056,712	5,921,055,479
- Depreciation	-	5,839,835,308	1,056,712	5,840,892,020
- Reclassification	-	80,163,459	-	80,163,459
Decrease	80,163,459	-	-	80,163,459
- Reclassification	80,163,459	-	-	80,163,459
Closing balance	**318,405,710**	**119,365,548,301**	**397,140,469**	**120,081,094,480**
Net book value				
Opening balance	47,359,718,541	22,432,356,687	-	69,792,075,228
Closing balance	**47,439,882,000**	**18,001,516,873**	**54,043,288**	**65,495,442,161**

** Note:*

- The original cost of fully depreciated intangible fixed assets still in use at the end of the period is: 78,839,442,773 VND.
- The remaining value at the end of the period of intangible fixed assets used as collateral to secure loans: 0 VND.

10. Increase and decrease in investment properties

	Beginning balance	Increase	Decrease	Ending balance
Cost	**13,908,625,528**	-	-	**13,908,625,528**
Land use rights	-	-	-	-
Buildings	13,908,625,528	-	-	13,908,625,528
Accumulated depreciation	**11,056,578,502**	**235,899,678**	-	**11,292,478,180**
Land use rights	-	-	-	-
Buildings	11,056,578,502	235,899,678	-	11,292,478,180
Net book value	**2,852,047,026**			**2,616,147,348**
Land use rights	-			-
Buildings	2,852,047,026			2,616,147,348

(*) **Note:** In accordance with Accounting Standard No. 05 – "Investment Properties," the fair value of investment properties as at 30 June 2026 needs to be presented. The Corporation has not yet determined the fair value of investment properties as at 30 June 2026 to disclose in the notes to the consolidated financial statements, due to the lack of recent market transactions for similar properties located in the same area as the Corporation's investment properties.

11. Deferred income tax

	Ending balance VND	Beginning balance VND
Deferred income tax assets		
Deferred income tax assets related to deductible temporary differences and consolidation	1,155,968,982	2,665,020,748
Total	**1,155,968,982**	**2,665,020,748**

12. Allocation pending cost

	Ending balance VND	Beginning balance VND
a) Short-term	**23,891,804,310**	**25,084,067,765**
Remaining value of used tools and equipment	6,948,650,044	10,217,270,511
Advertising materials costs pending transfer	7,831,744,209	1,662,638,636
Other short-term allocation pending cost	9,111,410,057	13,204,158,618
b) Long-term	**379,483,027,919**	**287,516,499,374**
Land rental costs	68,985,436,970	70,386,764,805
Bottle and crate costs pending allocation	175,071,833,786	96,784,643,792
Land clearance costs	9,755,914,773	9,933,545,043
Remaining value of used tools and equipment	98,446,905,826	78,802,296,725
Asset repair costs	17,278,358,047	19,911,184,342
Other long-term allocation pending cost	9,944,578,517	11,698,064,667
Total	**403,374,832,229**	**312,600,567,139**

13. Financial leasehold loans and debts

Unit: VND

	Beginning balance		During the period		Ending balance	
	Value	Afford to pay	Increase	Decrease	Value	Afford to pay
a. Short-term loans	**28,204,157,872**	**28,204,157,872**	**118,001,245,606**	**146,205,403,478**	-	-
Short-term loans	**27,592,157,872**	**27,592,157,872**	**118,001,245,606**	**145,593,403,478**	-	-
Vietnam International Commercial Joint Stock Bank	-	-	23,180,572,276	23,180,572,276	-	-
Joint Stock Commercial Bank for Foreign Trade of Vietnam	5,000,000,000	5,000,000,000	-	5,000,000,000	-	-
Vietnam Joint Stock Commercial Bank For Industry And Trade	6,192,157,872	6,192,157,872	14,039,619,277	20,231,777,149	-	-
Joint Stock Commercial Bank For Investment And Development Of Vietnam	16,400,000,000	16,400,000,000	80,781,054,053	97,181,054,053	-	-
Current portion of long-term loans	**612,000,000**	**612,000,000**	-	**612,000,000**	-	-
b. Long-term loans	**303,963,000**	**303,963,000**	-	**303,963,000**	-	-
Vietnam Joint Stock Commercial Bank For Industry And Trade	303,963,000	303,963,000	-	303,963,000	-	-
Total	**28,508,120,872**	**28,508,120,872**	**118,001,245,606**	**146,509,366,478**	-	-

14. Trade payables

	Ending balance VND	Beginning balance VND
a) Short-term	**551,190,436,616**	**665,878,629,117**
Crown Beverage Cans Hanoi Limited	8,186,119,641	48,379,003,272
Hong Phat Services Transport And Trading Investment Company Limited	848,577,658	957,463,135
Thai Tan Trading And Transport Company Limited	27,038,972,180	26,021,118,325
Asia Packaging Industries (Vietnam) Co.,Ltd	20,437,680,692	24,083,395,685
Habeco-Transportation Joint Stock Company	1,909,399,642	2,148,416,204
Dai Viet Production And Investment Company Limited	6,272,066,582	18,003,312,049
Other entities	486,497,620,221	546,285,920,447
b) Long-term	**312,904,575**	**312,904,575**
Phu Binh Manufacturing And Trading Company Limited	83,095,329	83,095,329
Hai Au co.,ltd	73,365,600	73,365,600
Viet Tung Co.,Ltd	52,140,000	52,140,000
Luong Van Thang	42,250,000	42,250,000
Payables to other parties	62,053,646	62,053,646
Total	**551,503,341,191**	**666,191,533,692**

c) Trade payable to related parties: Refer to note VII.2.

15. Taxes and other payables to the State

Unit: VND

	Beginning balance	Amounts payable during the period	Amounts paid during the period	Ending balance
a) Payable	**361,141,312,687**	**2,387,660,977,010**	**2,146,069,534,679**	**602,732,755,018**
Value-added tax	33,259,076,408	342,726,692,501	286,615,942,770	89,369,826,139
Imported goods value-added tax	-	1,586,003,858	1,586,003,858	-
Special consumption tax	314,440,540,492	1,918,501,075,944	1,767,639,239,005	465,302,377,431
Import and export tax	-	47,610,268	47,610,268	-
Personal income tax	3,692,034,370	28,838,313,810	26,335,255,143	6,195,093,037
Natural resource tax	124,056,885	1,672,639,841	1,102,263,550	694,433,176
Land tax and land rental fees	1,999,653,564	21,118,239,947	18,665,915,681	4,451,977,830
Corporate income tax	4,683,513,197	72,745,289,985	42,804,885,697	34,623,917,485
Other taxes and fees	2,942,437,771	425,110,856	1,272,418,707	2,095,129,920
b) Receivable	**11,626,646,683**	**18,216,889,045**	**8,271,006,301**	**1,680,763,939**
Value-added tax	503,103,457	503,103,457	-	-
Personal income tax	1,437,296,002	840,132,014	855,766,578	1,452,930,566
Natural resource tax	2,881,430	-	-	2,881,430
Land tax and land rental fees	9,675,858,351	9,675,858,351	-	-
Other taxes and fees	7,507,443	7,197,795,223	7,415,239,723	224,951,943

16. Payable expenses

	Ending balance VND	Beginning balance VND
a) Short-term	**253,866,419,422**	**154,069,227,594**
Sales expenses	209,233,092,640	127,661,663,491
Interest expenses	-	19,872,353
Construction expenses	1,383,512,697	1,383,512,697
Other payables	43,249,814,085	25,004,179,053
b) Long-term	-	-
Total	**253,866,419,422**	**154,069,227,594**

17. Other payables

	Ending balance VND	Beginning balance VND
a) Short-term	**525,041,076,874**	**398,112,387,630**
Union funds	4,080,795,970	3,286,263,864
Social insurance	1,041,481,108	37,616,600
Short-term deposits and guarantees received	411,728,118,131	325,749,630,706
Other payables	108,190,681,665	69,038,876,460
b) Long-term	**18,473,623,079**	**25,272,204,323**
Receiving deposits	12,522,278,933	19,080,860,177
Interest payable	5,229,341,358	5,229,341,358
Other payables	722,002,788	962,002,788
Total	**543,514,699,953**	**423,384,591,953**

c) Other payables to related parties: None

18. Provision for payables

	Ending balance VND	Beginning balance VND
a) Short-term	**26,660,439,193**	**2,688,451,572**
Other provisions	26,660,439,193	2,688,451,572
b) Long-term	-	-
Total	**26,660,439,193**	**2,688,451,572**

19. Deferred revenue

	Ending balance VND	Beginning balance VND
a) Short-term	**1,030,130,265**	**321,963,634**
Deferred rental revenue	1,030,130,265	321,963,634
b) Long-term	-	-
Total	**1,030,130,265**	**321,963,634**

20. Owner's equity

a) Reconciliation table of changes in owners' equity

Unit: VND

Items	Owner's contributed capital	Other owner's fund	Development Investment Fund	Other Funds	Undistributed after-tax profit
Balance at the beginning of previous year (01/01/2025)	**2,318,000,000,000**	**-**	**1,540,865,646,123**	**11,432,027,465**	**722,092,432,295**
Profit from the previous period					175,853,766,385
Appropriation to the bonus and welfare fund from prior years' profit					(71,444,746,315)
Dividend distribution from prior years' profit					(266,570,000,000)
Transfer of Development Investment Fund at the subsidiary			(8,173,741,261)		8,173,741,261
Utilize the social welfare fund				(61,500,000)	
Balance at the end of the previous period (30/6/2025)	**2,318,000,000,000**	**-**	**1,532,691,904,862**	**11,370,527,465**	**568,105,193,626**
Balance at the beginning of this year (01/01/2026)	**2,318,000,000,000**	**214,500,000**	**1,532,691,904,862**	**10,737,027,465**	**851,340,728,643**
Profit for this period					301,058,072,883
Appropriation to bonus and welfare funds, and executive bonus fund from prior years' profit					(147,272,809,043)
Transfer of Development Investment Fund at the subsidiary			204,000,000		(204,000,000)
Utilize the social welfare fund				(92,000,000)	
Balance at the end of this period (30/6/2026)	**2,318,000,000,000**	**214,500,000**	**1,532,895,904,862**	**10,645,027,465**	**1,004,921,992,483**

(*) Note: Pursuant to the resolutions of the 2026 Annual General Meetings of Shareholders of the Corporation and its subsidiaries, dividends to be distributed out of retained earnings from prior years were approved. As at 30 June 2026, the Corporation and its subsidiaries had not issued any notice specifying the dividend payment date or the record date for determining shareholders entitled to receive the dividends. Accordingly, the Corporation and its subsidiaries had not recognised a dividend payable from retained earnings in accordance with the prevailing accounting regulations.

b) Details of owners' capital

	Ending balance VND	%	Beginning balance VND	%
State capital contribution	1,895,924,000,000	81.79	1,895,924,000,000	81.79
Capital contribution of Carlsberg Breweries A/S	401,982,000,000	17.34	401,982,000,000	17.34
Capital contribution of Carlsberg Vietnam Trading Limited	3,814,000,000	0.16	3,814,000,000	0.16
Capital contribution of other shareholders	16,280,000,000	0.70	16,280,000,000	0.70
Total	**2,318,000,000,000**	**100**	**2,318,000,000,000**	**100**

c) Capital transactions with owners

	Current period VND	Previous period VND
Owners' investment capital		
At the beginning of year	2,318,000,000,000	2,318,000,000,000
Increase in the period	-	-
Decrease in the period	-	-
At the end of period	2,318,000,000,000	2,318,000,000,000

d) Share

	Ending balance	Beginning balance
Number of shares registered for issuance	**231,800,000**	**231,800,000**
Number of shares sold to the public	**231,800,000**	**231,800,000**
- Common shares	231,800,000	231,800,000
- Preferred shares	-	-
Number of shares to be redeemed	-	-
- Common shares	-	-
- Preferred shares	-	-
Number of outstanding shares	**231,800,000**	**231,800,000**
- Common shares	231,800,000	231,800,000
- Preferred shares	-	-

Par value of outstanding shares: 10,000 VND

21. Off-balance sheet items

	Ending balance	Beginning balance
Foreign Currencies		
- USD	532,645.91	490,557.50
- EUR	170.82	176.04
Bad debts written off	2,117,816,500	2,117,816,500

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

1. Revenue from sales and services

	Current period VND	Previous period VND
Revenue from sales of products and merchandise	4,815,876,933,554	3,821,597,290,711
Revenue from provision of services and other revenues	40,626,098,269	40,334,481,511
Total	**4,856,503,031,823**	**3,861,931,772,222**

Revenue from sales and provision of services to related parties: Refer to note VII.2.

2. Deductions from revenue

	Current period VND	Previous period VND
Trade discounts	91,817,503,256	47,863,994,036
Returned goods	-	22,033,451
Total	**91,817,503,256**	**47,886,027,487**

3. Net revenue from sales and services

	Current period VND	Previous period VND
Net revenue from sales of products and merchandise	4,724,059,430,298	3,773,711,263,224
Net revenue from provision of services and other revenues	40,626,098,269	40,334,481,511
Total	**4,764,685,528,567**	**3,814,045,744,735**

4. Cost of goods

	Current period VND	Previous period VND
Cost of goods sold, products, and services	3,367,656,419,312	2,765,314,743,770
Total	**3,367,656,419,312**	**2,765,314,743,770**

5. Financial income

	Current period VND	Previous period VND
Interest on deposits and loans	129,783,148,506	93,546,202,971
Foreign exchange gain	2,242,139,274	3,632,455,041
Total	**132,025,287,780**	**97,178,658,012**

6. Financial expenses

	Current period VND	Previous period VND
Interest expense	1,154,172,638	1,286,208,689
Foreign exchange loss	2,167,017,807	3,415,683,249
Total	**3,321,190,445**	**4,701,891,938**

7. Selling expenses and administrative expenses

	Current period VND	Previous period VND
a) Selling expenses	**869,438,172,254**	**675,114,122,560**
Employee expenses	125,867,229,857	103,547,000,420
Raw materials, supplies, and allocated tools expenses	80,580,764,090	48,140,383,112
Loading and transportation expenses	71,928,704,473	38,215,939,095
Advertising, promotion, and support expenses	432,183,544,209	334,306,041,404
Other selling expenses	158,877,929,625	150,904,758,529
b) Administrative expenses	**285,139,359,018**	**264,808,504,227**
Management staff expenses	134,783,220,657	118,653,322,528
Depreciation expenses	21,874,831,378	23,413,479,256
Land rental expenses	25,444,281,019	20,771,148,688
Other administrative expenses	103,037,025,964	101,970,553,755

8. Other income

	Current period VND	Previous period VND
Asset liquidation	2,614,006,159	2,173,250,164
Income from selling brewery by-products	5,423,196,000	3,786,556,800
Penalty compensation income	249,513,440	858,426,929
Recovery of bottles and cases	6,816,716,837	1,411,711,086
Other income	13,359,017,827	7,625,535,085
Total	**28,462,450,263**	**15,855,480,064**

9. Other expenses

	Current period VND	Previous period VND
Administrative penalties, tax reassessments, late tax payment	16,018,108,760	193,580,835
Bottle costs	878,099,999	31,189,091
Other expenses	3,245,213,507	861,769,360
Total	**20,141,422,266**	**1,086,539,286**

10. Current corporate income tax expense

Corporate income tax payable by the Corporation is determined at a tax rate of 20% on taxable income.

The Corporation's tax finalization will be subject to inspection by the tax authorities. Due to the application of laws and tax regulations concerning various types of transactions, which may be interpreted in different ways, the tax amount presented in the financial statements may change based on the tax authorities' decision.

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

	Current period VND	Previous period VND
Total profit before tax	**388,364,155,142**	**224,688,628,850**
Adjustment to accounting profits to determine corporation income taxable profit	(26,236,337,973)	(15,184,911,584)
- Increases	10,804,738,899	20,717,044,182
- Decreases	37,041,076,872	35,901,955,766
Total taxable profits	**362,127,817,169**	**209,503,717,266**
Corporate income tax rate	*20%*	*20%*
Current corporate income tax expenses	**72,425,563,433**	**41,900,743,453**
Current corporate income tax expense of prior years	319,726,552	251,607,974
Total current corporate income tax expense	**72,745,289,985**	**42,152,351,427**

11. Basic earnings, diluted earnings per share

Basic earnings per share is calculated by dividing the net income or loss after tax, allocated to ordinary shareholders of the company (after the allocation of the reward and welfare fund), by the weighted average number of common shares outstanding during the period.

Diluted earnings per share is calculated by dividing the net income or loss after tax, allocated to ordinary shareholders of the company, by the weighted average number of common shares outstanding during the period, plus the weighted average number of common shares that would be issued if all potentially dilutive common shares were converted into common shares.

	Current period VND	Previous period VND
Profit after tax	301,058,072,883	175,853,766,385
Increases and decreases profit to determine profit and loss for common shares	-	-
- Increases	-	-
- Decreases	-	-
Profit or loss attributable to owners of ordinary shares	301,058,072,883	175,853,766,385
Weighted average number of ordinary shares outstanding during the period	231,800,000	231,800,000
Basic earnings per share	**1,299**	**759**
Diluted earnings per share	**1,299**	**759**

The Corporation does not have any dilutive potential ordinary shares during the period and up to the date of preparation of the financial statements for the period from 1 January 2026 to 30 June 2026.

12. Cost by factor

	Current period VND	Previous period VND
Cost of materials, supplies	1,569,916,071,254	1,182,795,171,391
Labor costs	396,141,510,885	330,205,949,245
Depreciation expenses for fixed assets	113,231,440,015	140,773,959,747
Outsourced service expenses	639,500,811,073	540,499,991,222
Other cash expenses	339,098,911,992	262,324,831,868
Total	**3,057,888,745,219**	**2,456,599,903,473**

VII. OTHER INFORMATION

1. Subsequent events information

There are no significant events occurring after the date of the consolidated financial statements that require adjustment or disclosure in the consolidated financial statements.

2. Information about related parties

2.1 List of related parties with arising transactions

Related parties	Relationship
Habeco - Kim Bai Joint Stock Company	Associated company
Habeco-Transportation Joint Stock Company	Associated company
Habeco Development Investment Joint Stock Company	Associated company
Harec Investment And Trade Joint Stock Company	Associated company
San Miguel Yamamura Haiphong Glass Company Limited	Associated company
Habeco Packaging Joint Stock Company	Associated company

Key management personnel and related individuals include: Members of the Board of Directors, the Board of Management, Board of Supervisors, the Chief Accountant, and close family members of these individuals.

2.2 Transactions with related parties

During the period from 1 January 2026 to 30 June 2026, the Corporation entered into transactions with related parties. The main transactions (excluding VAT) are as follows:

Unit: VND

Related parties	Transaction details	Current period	Previous period
Habeco - Kim Bai Joint Stock Company	Purchase of goods	9,658,362,190	-
	Sale of materials, goods	3,051,110,980	155,988,000
	License fees	2,022,283,650	2,092,125,024
	Other revenue	149,598,429	-
Habeco-Transportation Joint Stock Company	Lease of premises	324,000,000	561,600,000
	Transport and handling costs	17,577,715,411	10,606,413,333
San Miguel Yamamura Hai Phong Glass Company Limited	Sale of scrap	664,986,238	58,425,960
	Purchase of empty bottles	931,467,600	-
Habeco Packaging Joint Stock Company	Purchase of packaging materials	51,611,445,948	39,878,697,436
	Electricity, water, and other expenses	55,872,000	37,792,000
	Other expenses	-	18,000,000

As of the end of the accounting period, the outstanding amounts with related parties are as follow:

Unit: VND

Related parties	Transaction details	Receivable/(payable) amount	
		Ending balance	Beginning balance
San Miguel Yamamura Haiphong Glass Company Limited	Receivables from sale of materials, goods	135,700,013	44,132,813
	Payables for purchase of goods	(1,002,985,008)	-
Habeco - Kim Bai Joint Stock Company	Receivables from sale of materials, goods	2,293,144,313	1,779,539,216
	Payables for purchase of goods	(2,948,299,200)	(2,542,100,000)
Habeco-Transportation Joint Stock Company	Payables for transport costs	(1,909,399,642)	(2,148,416,204)
Habeco Packaging Joint Stock Company	Receivables from sale of materials, goods	18,195,840	24,122,880
	Payables for purchase of goods	(11,154,888,370)	(6,050,229,099)

During the period from 1 January 2026 to 30 June 2026, Income of the Board of Directors, the Board of Management, Supervisory Board, and Chief Accountant are as follows:

Full Name	Position	Current period VND	Previous period VND
Salary and remuneration of Board of directors members			
Mr Tran Dinh Thanh	Chairman	695,820,000	628,740,000
Mr Ngo Que Lam	Member	96,000,000	86,400,000
Mr Vu Xuan Dung	Member	96,000,000	86,400,000
Mr Tran Thuan An	Member	96,000,000	86,400,000
Mr Bui Huu Quang	Member	96,000,000	88,800,000
Ms Quan Le Ha	Member	96,000,000	88,800,000
Mr Tran Danh Dang	Member	96,000,000	88,800,000
Income of supervisory board members			
Ms Chu Thi Thu Trang	Head	489,600,000	412,800,000
Mr Tran Duc Giang	Member	96,000,000	64,000,000
Ms Thieu Hong Nhung	Member to 22/04/2026	64,000,000	72,000,000
Mr Nguyen Hanh Bao Phuc	Member from 22/04/2026	32,000,000	-
Income of the General Director and other key Management personnel			
Mr Ngo Que Lam	General Director	949,063,500	537,600,000
Income of other key Management personnel		3,661,794,000	2,044,800,000

3. Segment reporting

Segment information is presented by business segment and geographic area. The primary segment reporting is by business segment, based on the Corporation's organizational structure, internal management, and internal financial reporting system.

Geographic area

The Corporation operates only within the territory of Vietnam, so it does not present segment reporting by geographic area.

Business segment

The Corporation's principal business activity is the production and sale of beer products. Accordingly, segment reporting by business activity is not presented

4. Secured assets

The Corporation has pledged and collateralized its term deposit contracts with banks to secure performance guarantee obligations (refer to Note V.2), and has mortgaged its fixed assets to secure borrowings (refer to Note V.8). As at 30 June 2026, the Corporation does not hold any collateral assets of other entities.

5. Credit risk

Credit risk is the risk that partners will not perform its obligations under the provisions of a financial instrument or contract leading to financial losses. Corporation has credit risk from its business activities (primarily accounts receivable for customers) and from its own financial operations. including bank deposits and other financial instruments.

Account receivable

The management of customer credit risk based on Corporation policies. procedures and process control of the Corporation relating to the management of customers credit risk.

Customer receivables which are unpaid are regularly monitored. The analysis of the ability to be made redundant at the reporting date on the basis of each large customer. On this basis. Corporation does not have risk of credit concentration.

Bank deposits

Most bank deposits of Corporation shall be deposited at the prestigious banks in Vietnam. The Corporation found that concentrations of credit risk for bank deposits are low.

6. Liquidity risk

Liquidity risk is the risk that Corporation has difficulty in complete the financial obligations due to lack of capital. Liquidity risk of the Corporation arises mainly due to mismatch in the maturities of financial assets and financial liabilities.

Corporation manage liquidity risk through maintaining the ratio of cash and cash equivalents at the level that Board of Directors thought its sufficient to provide financial support for the business of Corporation and to minimize impact of changing cash flows.

Information maturities of financial liabilities of the Corporation based on the value without discounting payments under the contract as follows:

Unit: VND

	Under 01 year	From 01 year to 05 years	Total
Ending balance	**2,262,290,874,699**	**18,786,527,654**	**2,281,077,402,353**
Accounts payable	551,190,436,616	312,904,575	551,503,341,191
Loans and finance lease liabilities	-	-	-
Accrued expenses	253,866,419,422	-	253,866,419,422
Other payables	1,457,234,018,661	18,473,623,079	1,475,707,641,740
Beginning balance	**2,037,491,349,589**	**25,889,071,898**	**2,063,380,421,487**
Accounts payable	665,878,629,117	312,904,575	666,191,533,692
Loans and finance lease liabilities	28,204,157,872	303,963,000	28,508,120,872
Accrued expenses	154,069,227,594	-	154,069,227,594
Other payables	1,189,339,335,006	25,272,204,323	1,214,611,539,329

The Corporation believe that the risk level for payments to financial liabilities is low. The Corporation can settle their current portion of depts from operating cash flow and the gain from financial liabilities on due dates.

7. Market risk

Market risk is the risk that fair value or future value of cash flows from financial instruments will fluctuate with changing of market prices. Market risk includes three types: foreign currency risk. interest rate risk and other price risk.

Foreign currency risk

Foreign currency risk is the risk that fair value or future cash flows of financial instruments will fluctuate with changes in the exchange rate.

Corporation management of exchange risks by considering the current market and expected the Corporation to plan for the future trading in foreign currency. Corporation monitored the risks to assets and financial liabilities in foreign currency.

Interest rate risk

Interest rate risk is the risk that fair value or future cash flows of a financial instrument will fluctuate due to changes of market interest rates. The risk of changes in market interest rates of the Corporation primarily related to short-term deposits and loans.

The Corporation manages interest rate risk by closely monitoring market conditions relevant. by that Corporation will determine the appropriate interest rate policy for risk limited purpose Corporation.

The Corporation does not perform a sensitivity analysis for interest rate risk because interest rate changes at the reporting date is not significant.

Other price risk

Other price risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to market price changes, other than changes in interest rates and exchange rates.

8. Information about going concern

During the period, there were no activities or events that significantly affected the Corporation's ability to continue as a going concern. Therefore, the Corporation's consolidated financial statements are prepared on the assumption that the Corporation will continue to operate

9. Comparative figures

The comparative figures are the figures in the consolidated financial statements for the fiscal year ended 31 December 2025, which have been audited, and the consolidated financial statements for the period from 1 January 2025 to 30 June 2025, which have been reviewed. These comparative figures have been restated in accordance with Circular No. 43/2026/TT-BTC dated 20 April 2026 issued by the Ministry of Finance, amending and supplementing a number of articles of Circular No. 202/2014/TT-BTC, and adjusted in accordance with the tax arrears collection decision relating to prior years at the subsidiary (Hanoi – Hai Phong Beer Joint Stock Company), as follows:

Items	31/12/2025 *As restated*	31/12/2025 *As previously reported*	Difference
A. CURRENT ASSETS	**5,943,328,780,153**	**5,943,328,780,153**	-
I. Cash and cash equivalents	**803,257,329,374**	**801,818,312,936**	**1,439,016,438**
2. Cash equivalents	607,439,016,438	606,000,000,000	1,439,016,438
II. Short-term financial investments	**4,144,015,890,518**	**4,056,040,179,419**	**87,975,711,099**
3. Short-term held-to-maturity investments	4,144,015,890,518	4,056,040,179,419	87,975,711,099
III. Short-term receivables	**268,808,953,398**	**358,223,680,935**	**(89,414,727,537)**
5. Other short-term receivables	46,522,996,399	135,937,723,936	(89,414,727,537)
B. NON- CURRENT ASSETS	**1,607,426,536,660**	**1,607,426,536,660**	-
TOTAL ASSETS	**7,550,755,316,813**	**7,550,755,316,813**	-

Items	31/12/2025 *As restated*	31/12/2025 *As previously reported*	Difference
C. LIABILITIES	**2,164,934,886,068**	**2,152,636,508,881**	**12,298,377,187**
I. Current liabilities	**2,139,045,814,170**	**1,953,279,777,983**	**185,766,036,187**
3. Dividends and profit payable	72,452,735,409	-	72,452,735,409
4. Short-term taxes and amounts payable to State budget	361,141,312,687	348,842,935,500	12,298,377,187
10. Other short-term payables	398,112,387,630	297,097,464,039	101,014,923,591
II. Long-term liabilities	**25,889,071,898**	**199,356,730,898**	**(173,467,659,000)**
8. Other long-term payables	25,272,204,323	198,739,863,323	(173,467,659,000)
D. EQUITY	**5,385,820,430,745**	**5,398,118,807,932**	**(12,298,377,187)**
4. Other owner's fund	214,500,000	-	214,500,000
10. Undistributed post-tax profits	851,340,728,643	859,335,903,652	(7,995,175,009)
- Undistributed post-tax profits accumulated by the end of the previous period	*384,135,802,232*	*392,130,977,241*	*(7,995,175,009)*
- Undistributed post-tax profits of current period	*467,204,926,411*	*467,204,926,411*	-
11. Non-controlling interest	672,836,269,775	676,963,971,953	(4,127,702,178)
Funding	-	**390,000,000**	**(390,000,000)**
Funding	-	390,000,000	(390,000,000)
TOTAL RESOURCES	**7,550,755,316,813**	**7,550,755,316,813**	

Prepared by	**Chief Accountant**	**General Director**
Le Thu Trang	**Pham Thu Thuy**	**Ngo Que Lam**

Ha Noi, 26 August 2026

TỔNG CÔNG TY CỔ PHẦN BIA-RƯỢU-NƯỚC GIẢI KHÁT HÀ NỘI
M.S.D.N: 0101376672
THÀNH PHỐ HÀ NỘI