



AUDIT AND ASSURANCE

**HA NOI - THANH HOA BEER JOINT STOCK COMPANY
AND ITS SUBSIDIARY**

Consolidated financial statements
For the financial year ended 31 December 2025
Audited

www.nva.com.vn

CÔNG TY TNHH KIỂM TOÁN NVA

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REPORT OF THE BOARD OF MANAGEMENT

The Board of Management of Hanoi – Thanh Hoa Beer Joint Stock Company (hereinafter referred to as the “Company”) presents its Report and the consolidated financial statements of the Company for the financial year ended 31/12/2025.

Overview

Hanoi - Thanh Hoa Beer Joint Stock Company, formerly known as Thanh Hoa Beer Joint Stock Company, was converted from a state-owned enterprise and operates under Business Registration Certificate No. 2800791192 issued by the Department of Planning and Investment of Thanh Hoa Province on March 24, 2004. The 13th amended Business Registration Certificate was issued on July 15, 2025.

The main operations of the Company are: Production and trading of beer products.

The Company's head office is located at No.152 Quang Trung Street, Hac Thanh Ward, Thanh Hoa Province.

Subsequent Events After the Reporting Date

There were no material events occurring after the date of the financial statements that require adjustment to or disclosure in the financial statements..

The Board of Directors, the Board of Management, and the Board of Supervisors during the year and as at the date of this Report were as follows:

Board of Directors

Mr. Bui Truong Thang	Chairman
Mr. Nguyen Kien Cuong	Vice Chairman
Mr. Luong Xuan Dung	Member
Mr. Le Anh Tuan	Member
Mr. Do Truong Giang	Member

Board of Management

Mr. Nguyen Kien Cuong	Director
Mr. Do Truong Giang	Deputy Director
Mr. Phung Van Quynh	Deputy Director

Board of Supervisors

Mr. Nguyen Duy Ha	Head of the Board
Mr. Nguyen Minh The	Member
Mr. Tran Duc Giang	Member

The legal representative during the year and as at the date of this Report

Mr. Nguyen Kien Cuong	Director
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REPORT OF THE BOARD OF MANAGEMENT (CONTINUED)

AUDITOR

NVA Audit Company Limited has performed the audit of the consolidated financial statements for the year 2025 of the Company.

Statement of the Board of Management s' responsibility for the consolidated financial statements

The Board of Management of the Company is responsible for the preparation of the consolidated financial statements which present fairly and truly the consolidated operating situation, the consolidated income statement and the consolidated cash flows of the Company during the year. During the preparation of the consolidated financial statements, the Board of Management of the Company commits that it has complied with the following requirements:

- Selecting appropriate accounting policies and applying them consistently;
- Making reasonable and prudent judgments and estimates;
- Preparing and presenting the consolidated financial statements in accordance with applicable accounting standards, accounting regulations, and prevailing legal requirements;
- Preparing the consolidated financial statements on a going concern basis unless it is inappropriate to presume that the Company will continue its operations.
- Establishing and maintaining an effective internal control system to minimize the risk of material misstatements caused by fraud or error in the preparation and presentation of the consolidated financial statements.

The Board of Management ensures that the accounting books are properly maintained to reflect the Company's financial position with reasonable accuracy at any given time and that the consolidated financial statements comply with the prevailing regulations of the State. The Board of Management is also responsible for safeguarding the Company's assets and for taking appropriate measures to prevent and detect fraud and other irregularities.

The Board of Management of the Company approves and commits that the accompanying consolidated financial statements present fairly and truly the financial position of the Company as at 31/12/2025, as well as the consolidated income statement and the consolidated cash flows for the financial year then ended, in accordance with Vietnamese accounting standards and accounting regime and in compliance with the relevant current regulations.

On behalf of the Board of Management



Mr. Nguyen Kien Cuong
Director

Thanh Hoa, 03 March 2026

No : 09.07.1.4/25/BCTC/NVA

INDEPENDENT AUDITORS' REPORT

**To: The Shareholders, the Board of Directors, and the Management
Hanoi - Thanh Hoa Beer Joint Stock Company**

We have audited the accompanying consolidated financial statements of Hanoi – Thanh Hoa Beer Joint Stock Company, prepared on 03/03/2026, from page 06 to page 41, comprising the consolidated balance sheet as at 31/12/2025, the consolidated income statement, the consolidated cash flow statement for the financial year then ended and the notes to the consolidated financial statements.

Management's Responsibility

The Company's Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and relevant legal regulations related to the preparation and presentation of consolidated financial statements. Management is also responsible for such internal control as it determines is necessary to enable the preparation and presentation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' responsibility

Our responsibility is to express an opinion on the consolidated financial statements based on our audit. We conducted our audit in accordance with Vietnamese auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance as to whether the Company's consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditors' judgement, including the assessment of the risks of material misstatement of the consolidated financial statements due to fraud or error. In making those risk assessments, the auditors considered the Company's internal control relevant to the preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Board of Management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion

Auditors' opinion

In our opinion, the consolidated financial statements present fairly and truly, in all material respects, the consolidated financial position of Hanoi – Thanh Hoa Beer Joint Stock Company as at 31/12/2025, as well as the consolidated income statement and the consolidated cash flows for the financial year then ended, in accordance with Vietnamese accounting standards, Vietnamese enterprise accounting regime and the relevant legal regulations relating to the preparation and presentation of the consolidated financial statements.

Other matter

The consolidated financial statements for the financial year ended 31/12/2024 were audited by another audit firm. The Independent Auditors' Report dated 04/03/2025 expressed an unqualified opinion.

NVA Auditing Company Limited
Deputy General Director



Lý Hồng Dao

Auditor's Certificate No: 1732-2023-152-1

Auditor

Nguyen Chi Thanh

Auditor's Certificate No: 2819-2024-152-1

Ho Chi Minh City, 4 March 2026



HANOI – THANH HOA BEER JOINT STOCK COMPANY AND ITS SUBSIDIARY

Address: No.152 Quang Trung Street, Hac Thanh Ward, Thanh Hoa Province

CONSOLIDATED FINANCIAL STATEMENTS

CONSOLIDATED BALANCE SHEET

As at 31 December 2025

Unit: VND

ASSETS	Code	Note	End of year	Beginning of year
A. CURRENT ASSETS	100		234,115,120,467	221,519,930,302
I. Cash and cash equivalents	110	V.1	30,971,242,087	44,509,710,192
1. Cash	111		18,971,242,087	39,509,710,192
2. Cash equivalents	112		12,000,000,000	5,000,000,000
II. Short-term financial investment	120		6,100,000,000	38,100,000,000
1. Trading securities	121		-	-
2. Provision for devaluation of trading securities	122		-	-
3. Investments held to maturity dates	123	V.2	6,100,000,000	38,100,000,000
III. Short-term accounts receivable	130		135,566,494,813	72,508,893,904
1. Receivable from customers	131	V.3	118,997,744,905	56,648,533,851
2. Short-term prepayments to suppliers	132	V.4	5,504,134,196	4,529,033,717
3. Short-term inter-company receivable	133		-	-
4. Receivable according to the progress of construction contracts	134		-	-
5. Receivable on short-term loans	135		-	-
6. Other receivable	136	V.5	14,292,413,165	14,559,123,789
7. Provision for short-term bad debts	137	V.6	(3,227,797,453)	(3,227,797,453)
8. Deficient assets to be treated	139		-	-
IV. Inventories	140		61,477,383,567	65,678,081,335
1. Inventories	141	V.7	61,477,383,567	65,678,081,335
2. Provisions for devaluation of inventories	149		-	-
V. Other current assets	150		-	723,244,871
1. Short-term prepaid expenses	151		-	-
2. VAT deductible	152		-	-
3. Taxes and accounts receivable from the State	153	V.15	-	723,244,871
4. Transaction of repurchasing the Government's bonds	154		-	-
5. Other current assets	155		-	-
B. LONG-TERM ASSETS	200		64,090,367,762	58,488,749,476
I. Long-term accounts receivable	210		10,000,000	10,000,000
1. Long-term accounts receivable from customers	211		-	-
2. Long-term prepayments to suppliers	212		-	-
3. Working capital in affiliates	213		-	-
4. Long-term inter-company receivable	214		-	-

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HANOI – THANH HOA BEER JOINT STOCK COMPANY AND ITS SUBSIDIARY

Address: No.152 Quang Trung Street, Hac Thanh Ward, Thanh Hoa Province

CONSOLIDATED FINANCIAL STATEMENTS

CONSOLIDATED BALANCE SHEET (continued)

As at 31 December 2025

Unit: VN

ASSETS	Code	Note	End of year	Beginning of year
5. Receivable on long-term loans	215		-	-
6. Other long-term receivable	216	V.5	10,000,000	10,000,000
7. Provision for long-term bad debts	219		-	-
II. Fixed assets	220		41,150,219,712	46,351,575,773
1. Tangible assets	221	V.11	36,793,884,949	41,764,407,677
<i>Historical costs</i>	222		560,831,231,374	582,505,154,267
<i>Accumulated depreciation</i>	223		(524,037,346,425)	(540,740,746,590)
2. Financial leasehold assets	224		-	-
<i>Historical costs</i>	225		-	-
<i>Accumulated depreciation</i>	226		-	-
3. Intangible assets	227	V.12	4,356,334,763	4,587,168,096
<i>Historical costs</i>	228		8,262,859,922	8,262,859,922
<i>Accumulated depreciation</i>	229		(3,906,525,159)	(3,675,691,826)
III. Investment property	230		-	-
Historical costs	231		-	-
Accumulated depreciation	232		-	-
IV. Long-term assets in progress	240		2,876,033,325	1,348,784,248
1. Long-term operating expenses in progress	241		-	-
2. Construction in progress	242	V.8	2,876,033,325	1,348,784,248
V. Long-term financial investment	250		-	-
1. Investment in subsidiaries	251		-	-
2. Investment in associates and joint ventures	252		-	-
3. Investment, capital contribution in other entities	253		-	-
4. Provision for long-term financial investment	254		-	-
5. Investment held until maturity date	255		-	-
VI. Other long-term assets	260		20,054,114,725	10,778,389,455
1. Long-term prepaid expenses	261	V.9	19,418,031,933	10,062,016,220
2. Deferred income tax assets	262	V.10	636,082,792	716,373,235
3. Long-term equipment, materials, spare parts	263		-	-
4. Other long-term assets	268		-	-
5. Goodwill	269		-	-
TOTAL ASSETS	270		298,205,488,229	280,008,679,778

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CONSOLIDATED BALANCE SHEET (continued)

As at 31 December 2025

Unit: VND

CAPITAL SOURCES	Code	Note	End of year	Beginning of year
A. LIABILITIES	300		150,175,442,039	132,430,776,813
I. Current liabilities	310		136,317,622,685	122,567,574,087
1. Short-term payable to suppliers	311	V.13	7,156,229,872	6,577,190,637
2. Short-term advances from customers	312	V.14	32,424,119,736	31,923,466,488
3. Taxes and other obligations to the State Budget	313	V.15	21,977,317,907	15,995,028,487
4. Payable to employees	314		12,897,139,163	11,755,517,366
5. Short-term accrued expenses	315	V.16	135,762,570	205,000,000
6. Other payable	319	V.17	55,434,649,423	53,300,861,003
7. Short-term financial leasehold loans and debts	320	V.18	5,000,000,000	-
8. Bonus and welfare funds	322		1,292,404,014	2,810,510,106
II. Long-term liabilities	330		13,857,819,354	9,863,202,726
1. Long-term payable to suppliers	331	V.13	312,904,575	312,904,575
2. Other long-term payable	337	V.17	13,544,914,779	9,550,298,151
B. OWNER'S EQUITY	400		148,030,046,190	147,577,902,965
I. Owner's equity	410	V.19	147,640,046,190	147,187,902,965
1. Owner's contribution capital	411		114,245,700,000	114,245,700,000
- Common shares with voting right	411a		114,245,700,000	114,245,700,000
- Preferred shares	411b		-	-
2. Share premiums	412		4,078,650,000	4,078,650,000
3. Development investment fund	418		19,425,742,547	19,425,742,547
4. Retained profit after tax	421		9,889,953,643	9,437,810,418
- Retained profit after tax accumulated by the end of the previous year	421a		5,626,211,704	5,626,211,704
- Retained profit after tax of the current year	421b		4,263,741,939	3,811,598,714
II. Other sources and funds	430		390,000,000	390,000,000
1. Funding sources	431		390,000,000	390,000,000
TOTAL CAPITAL SOURCES	440		298,205,488,229	280,008,679,778

Prepared by

Doan Thi Nhu Hoa

Doan Thi Nhu Hoa

Chief Accountant

Phung Sy Huu

Phung Sy Huu



Nguyen Kien Cuong

Thanh Hoa, 03 March 2026

CONSOLIDATED INCOME STATEMENT

Year 2025

Unit: VND

ITEMS	Code	Note	Current year	Previous year
1. Revenue from sale of goods and rendering services	01	VI.1	1,719,496,914,729	1,655,106,128,284
2. Deductions	02	VI.2	41,928,252,001	30,521,737,882
3. Net sales	10		1,677,568,662,728	1,624,584,390,402
4. Costs of goods sold and services rendered	11	VI.3	1,557,096,802,540	1,506,753,078,857
5. Gross profit	20		120,471,860,188	117,831,311,545
6. Financial income	21	VI.4	1,188,505,489	1,907,090,280
7. Financial expenses	22	VI.5	127,801,360	22,630,137
<i>In which: Loan interest expenses</i>	23		127,801,360	22,630,137
8. Profit from joint venture and associates	24		-	-
9. Selling expenses	25	VI.8	149,073,561,512	135,498,938,959
10. General administration expenses	26	VI.9	42,175,801,933	43,093,747,671
11. Net operating profit	30		(69,716,799,128)	(58,876,914,942)
12. Other income	31	VI.6	78,952,952,731	69,585,848,858
13. Other expense	32	VI.7	3,119,213,544	4,764,451,952
14. Other profit	40		75,833,739,187	64,821,396,906
15. Profit before tax	50		6,116,940,059	5,944,481,964
16. Current corporate income tax expense	51	VI.11	1,772,907,677	2,015,086,558
17. Deferred corporate income tax expenses	52		80,290,443	117,796,692
18. Profit after corporate income tax	60		4,263,741,939	3,811,598,714
19. Profit after tax for parent company shareholders	61		4,263,741,939	3,811,598,714
20. Profit after tax for uncontrolled shareholders	62		-	-
21. Basic earnings per share	70	VI.12	235	250
22. Diluted earnings per share	71	VI.12	235	250

Prepared by

Doan Thi Nhu Hoa

Doan Thi Nhu Hoa

Thanh Hoa, 03 March 2026

Chief Accountant

Phung Sy Huu

Phung Sy Huu



Director

Nguyen Kien Cuong

CONSOLIDATED CASH FLOW STATEMENT

(Under indirect method)

Year 2025

Unit: VND

ITEMS	Code	Note	Current year	Previous year
I. Cash flows from operating activities				
1. Profit before tax	01		6,116,940,059	5,944,481,964
2. Adjustments				
- Depreciation of fixed assets and investment property	02		8,275,805,401	10,047,190,858
- Provisions	03		-	-
- Gain and loss from exchange rate differences due to reevaluate monetary items denominated in foreign currencies	04		-	-
- Gains and losses from investing activities	05		(4,512,687,307)	(1,907,090,280)
- Interest expenses	06		127,801,360	22,630,137
- Other adjustments	07		-	-
3. Profits from business activities before changing working capital	08		10,007,859,513	14,107,212,679
- Increase or decrease in receivables	09		(62,762,990,284)	45,666,932,981
- Increase or decrease in inventory	10		4,200,697,768	(5,954,020,831)
- Increase or decrease in payables	11		15,087,044,583	(34,288,765,457)
- Increase or decrease in advancements	12		(9,356,015,713)	4,954,015,226
- Increase or decrease in trading securities	13		-	-
- Interest paid	14		(127,801,360)	(22,630,137)
- Corporate income tax paid	15		(2,505,233,197)	(2,887,439,853)
- Other revenues from business activities	16		273,946,666	415,855,640
- Other expenses for business activities	17		(2,747,508,972)	(2,774,355,640)
Net cash flows from operating activities	20		(47,930,000,996)	19,216,804,608
II. Cash flows from investing activities				
1. Purchases and construction of fixed assets and other long-term assets	21		(4,601,698,417)	(4,051,626,795)
2. Gains from disposal and liquidation of and other long-term assets	22		3,324,181,818	-
3. Loans given and purchases of debt instruments of other entities	23		(10,222,387,585)	(87,426,615,558)
4. Recovery of loan given and disposals debt instruments of other entities	24		42,222,387,585	58,664,412,358
5. Investments in other entities	25		-	-
6. Withdrawals of investments in other entities	26		-	-
7. Receipts of loans given, dividends and profit shared	27		1,617,139,735	1,798,049,836
Net cash flows from investing activities	30		32,339,623,136	(31,015,780,159)



CONSOLIDATED CASH FLOW STATEMENT (continued)

(Under indirect method)

Year 2025

Unit: VND

ITEMS	Code	Note	Current year	Previous year
III. Cash flows from financial activities				
1. Gains from stock issuance and capital contributions from shareholders	31		-	-
2. Repayments of capital contributions to owners and re-purchase of stocks already issued	32		-	-
3. Receipts from loans	33		22,604,647,124	10,000,000,000
4. Payment of loan principal	34		(17,604,647,124)	(10,000,000,000)
5. Payment of financial lease debts	35		-	-
6. Dividends and profit shared to the owners	36		(2,948,090,245)	(3,943,431,765)
<i>Net cash flows from financial activities</i>	<i>40</i>		<i>2,051,909,755</i>	<i>(3,943,431,765)</i>
Net cash flows during the year	50		(13,538,468,105)	(15,742,407,316)
Beginning cash and cash equivalents	60		44,509,710,192	60,252,117,508
Effects of fluctuations in foreign exchange rates	61		-	-
Ending cash and cash equivalents	70	V.1	30,971,242,087	44,509,710,192

Prepared by

Doan Thi Nhu Hoa

Doan Thi Nhu Hoa

Thanh Hoa, 03 March 2026

Chief Accountant

Phung Sy Huu

Phung Sy Huu



Director

Nguyen Kien Cuong

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
Year 2025

I. Characteristics of the Company's Operations

1. Form of Ownership

Hanoi - Thanh Hoa Beer Joint Stock Company, formerly known as Thanh Hoa Beer Joint Stock Company, was converted from a state-owned enterprise and operates under Business Registration Certificate No. 2800791192 issued by the Department of Planning and Investment of Thanh Hoa Province on March 24, 2004. The 13th amended Business Registration Certificate was issued on July 15, 2025.

The Company's head office is located at No.152 Quang Trung Street, Hac Thanh Ward, Thanh Hoa Province.

2. Business lines

The Company's business line is manufacturing and trading

3. Business activities

The main operations of the Company are: Production and trading of beer products.

4. Normal Operating Cycle

The business cycle is 12 months

5. Corporate structure

The number of the Company's employees as at 31/12/2025 is: 372 employees (as at 01/01/2025: 393 employees)

Total number of subsidiaries: 1

Number of subsidiaries consolidated: 1

Number of subsidiaries not consolidated: 0

List of consolidated subsidiaries :

Name of subsidiary	Business activities	Charter capital	Ownership interest	Voting right
Habeco Central Trading One Member Limited Company	Trading of beer products	15,000,000,000	100%	100%

6. Statement on comparability of information in the financial statements

During the year, the Company had no changes in accounting policies compared to the previous year; therefore, there was no impact on the comparability of the information presented in the consolidated financial statements.

II. FINANCIAL YEAR AND ACCOUNTING CURRENCY

1. Financial year

The Company's financial year starts on 01 January and ends on 31 December each year.

2. Accounting currency

The accounting currency used in bookkeeping is Vietnam Dong (VND)

III. APPLICABLE ACCOUNTING STANDARDS AND REGIME

1. Applicable accounting regime

The Company applies the Enterprise Accounting Regime in accordance with Circular No. 200/2014/TT-BTC dated 22 December 2014 and Circular No. 53/2016/TT-BTC dated 21 March 2016 amending and supplementing Circular No. 200/2014/TT-BTC issued by the Ministry of Finance.

2. Statement on compliance with accounting standards and regime

The Company has applied Vietnamese Accounting Standards and the issued implementation guidance documents. The financial statements are prepared and presented in full compliance with the provisions of each standard, guiding circulars, and the applicable accounting regime.

IV. APPLIED ACCOUNTING POLICIES

1. Basis of Preparation for the Consolidated Financial Statements

The 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 govern the financial and operating policies of an entity in order to obtain economic benefits from its activities. In assessing control, potential voting rights that are currently exercisable or convertible are taken into account. The results of operations of subsidiaries acquired or disposed of during the year are included in the consolidated income statement from the acquisition date or up to the date of disposal of the investment in such subsidiaries.

In cases where a subsidiary's accounting policies differ from those applied by the Company, appropriate adjustments are made to the subsidiary's financial statements before they are included in the consolidation

HANOI – THANH HOA BEER JOINT STOCK COMPANY AND ITS SUBSIDIARY

Address: No.152 Quang Trung Street, Hac Thanh Ward, Thanh Hoa Province

CONSOLIDATED FINANCIAL STATEMENTS

Notes to the consolidated financial statements (continued)

Intercompany balances, transactions, and unrealized gains arising from intragroup transactions are eliminated in the preparation of the consolidated financial statements. Unrealized losses arising from intragroup transactions are also eliminated unless the transaction provides evidence of an impairment of the asset transferred

Minority interests represent the portion of profit or net assets of subsidiaries not attributable to the parent company's shareholders and are presented separately in the consolidated income statement and consolidated balance sheet. Minority interests include the minority shareholders' share of the fair value of the identifiable net assets of the subsidiaries at the date of the business combination and the minority shareholders' share of movements in equity since the date of the business combination. Losses applicable to the minority interests in a subsidiary that exceed the minority interest in the equity of that subsidiary are allocated against the interests of the Group unless the minority has a binding obligation and the ability to cover the losses

2. Business Combinations

Business combinations are accounted for using the purchase method. The cost of a business combination includes the fair value, at the date of exchange, of assets given, liabilities incurred or assumed, and equity instruments issued by the Group in exchange for control of the acquiree, plus any directly attributable costs of the business combination. The acquired identifiable assets, liabilities, and contingent liabilities are recognized at their fair value 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 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 identifiable assets, liabilities, and contingent liabilities of the acquiree, the difference is recognized immediately in the consolidated income statement for the year in which the acquisition occurs.

3. Recognition principles for cash and cash equivalents

Cash includes cash on hand, demand deposits at banks, and monetary gold used as a store of value, excluding gold classified as inventories used as raw materials for production or goods for sale.

Cash equivalents are short-term investments with a maturity of no more than 3 months from the date of purchase, which are readily convertible into known amounts of cash and subject to an insignificant risk of changes in value.

4. Recognition principles for financial investments

Held-to-maturity investments

Held-to-maturity investments include investments that the Company has the intention and ability to hold to maturity. Held-to-maturity investments comprise: term deposits at banks (including promissory notes and bills), bonds, redeemable preferred shares that the issuer is required to buy back at a specific time in the future, and other held-to-maturity investments.

HANOI – THANH HOA BEER JOINT STOCK COMPANY AND ITS SUBSIDIARY

Address: No.152 Quang Trung Street, Hac Thanh Ward, Thanh Hoa Province

CONSOLIDATED FINANCIAL STATEMENTS

Notes to the consolidated financial statements (continued)

Held-to-maturity investments are recognized from the purchase date and initially measured at purchase price plus transaction-related costs. Interest income from held-to-maturity investments after the purchase date is recognized in the Statement of Income on an accrual basis. Interest received prior to the Company's holding is deducted from the carrying amount at the purchase date.

Provision for impairment of held-to-maturity investments is made when there is conclusive evidence that part or all of the investment may not be recoverable; such provision is recognized in finance expenses for the year.

5. Recognition principles for trade receivables and other receivables

Receivables are presented at carrying amount less provision for doubtful debts.

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

- Trade receivables reflect receivables of a commercial nature arising from transactions, including amounts receivable from entrusted export sales.
- Other receivables reflect non-commercial receivables not related to sale and purchase transactions.

Provision for doubtful debts represents the value of receivables the Company expects to be potentially unrecoverable as at the end of the accounting year. Increases or decreases in provision balances are recognized in general and administrative expenses in the Statement of Income.

Receivables are presented as short-term or long-term based on the remaining term of such receivables.

6. Recognition principles for inventories

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

Cost of inventories is determined as follows:

- Raw materials and merchandise: including purchase cost and directly related expenses incurred to bring the inventories to their current location and condition.
- Finished goods: including cost of direct materials, direct labor, and attributable manufacturing overheads allocated on a normal operating capacity basis.
- Work in progress: including cost of direct materials, direct labor, and manufacturing overheads.

Net realizable value is the estimated selling price of inventories at the end of year less the estimated costs of completion and the estimated costs necessary to make the sale.

Inventories are valued using the weighted average method and accounted for under the perpetual method.



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CONSOLIDATED FINANCIAL STATEMENTS

Notes to the consolidated financial statements (continued)

Provision for inventory devaluation is made for each inventory item whose cost is higher than its net realizable value. For unfinished service provision, the provision is calculated for each type of service with a consolidated pricing. Increases or decreases in the provision balance for inventory devaluation to be made at the end of the financial year are recognized in cost of goods sold.

7. Recognition and depreciation principles for tangible and intangible fixed assets

Fixed assets are presented at cost less accumulated depreciation. The historical cost of fixed assets includes all costs incurred by the Company to bring the assets to the condition and location necessary for their intended use. Subsequent expenditures are only capitalized if it is certain that they will bring additional future economic benefits from the use of the asset. Expenses that do not meet this condition are recognized in production and business expenses in the year.

When a fixed asset is sold or disposed of, its original cost and accumulated depreciation are derecognized, and the resulting gain or loss is recognized in income or expenses of the year.

Depreciation of fixed assets is calculated using the straight-line method. The estimated useful lives are as follows:

Asset category	Useful life (years)	
	Current year	Previous year
Buildings and structures	05 – 25	05 – 25
Machinery and equipment	05 – 15	05 – 15
Means of transportation	04 – 12	04 – 12
Office equipment and tools	03 – 08	03 – 08

The historical cost and useful life of fixed assets are determined in accordance with Circular No. 45/2013/TT-BTC dated 25 April 2013 of the Ministry of Finance guiding the regime on management, use, and depreciation of fixed assets, and other applicable regulations.

8. Recognition and allocation principles for prepaid expenses

Prepaid expenses that relate solely to production and business expenses within the period are recognized as short-term prepaid expenses and charged to production and business expenses in the year.

The calculation and allocation of long-term prepaid expenses into production and business expenses of each accounting year are based on the nature and magnitude of each type of expense to select an appropriate method and allocation basis. Prepaid expenses are amortized into production and business expenses using the straight-line method.

9. Recognition principles for payables and accrued expenses

Payables and accrued expenses are recognized for the amounts expected to be paid in the future for goods and services already received. Accrued expenses are recognized based on reasonable estimates of the payable amounts.

The classification of payables into payables to suppliers and other payables is made based on the following principles:

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- Payables to suppliers represent amounts payable of a commercial nature arising from transactions for the purchase of goods, services, and assets where the supplier is an entity independent from the Company, including amounts payable related to imports through entrusted importers.
- Accrued expenses reflect amounts payable for goods and services received from suppliers or already provided to customers but not yet paid due to the absence of invoices or insufficient accounting documentation, as well as amounts payable to employees for unused leave and accrued production and business expenses.
- Other payables reflect non-commercial amounts payable that are not related to the purchase, sale, or provision of goods and services.

10. Accounting policies for recognition of borrowings and finance leases

The Company is required to monitor in detail the maturity of borrowings and finance lease liabilities. Liabilities with repayment terms of more than 12 months from the reporting date of the Financial Statements are presented as long-term borrowings and finance lease liabilities. Liabilities due within 12 months from the end of the accounting year for which the Financial Statements are prepared are presented as short-term borrowings and finance lease liabilities to enable payment planning.

For finance lease liabilities, the total lease liabilities recorded on the credit side of account 341 represent the total amount payable, 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 using the actual exchange rate at the time of transaction;

- When repaying foreign currency borrowings or loans, the debit of account 341 is converted using the actual book exchange rate specifically identified for each counterpart;
- When preparing the Financial Statements, outstanding balances of borrowings and finance lease liabilities in foreign currencies must be revalued using the actual exchange rate at the reporting date of the Financial Statements;
- Foreign exchange differences arising from the settlement and year-end revaluation of borrowings and finance lease liabilities in foreign currencies are recorded in financial income or financial expenses

11. Recognition principle for owners' equity

Contributed capital from owners

Owners' contributed capital is recognized based on the actual amount contributed by the owners.

Profit distribution

Profit after corporate income tax is distributed to shareholders after appropriating funds in accordance with the Company's Charter and relevant laws and regulations, and as approved by the General Meeting of Shareholders.

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Profit distribution to shareholders considers non-cash items included in undistributed post-tax profits that may affect cash flows and the Company's ability to pay dividends, such as gains from revaluation of assets contributed as capital, gains from revaluation of monetary items, financial instruments, and other non-monetary items

Dividends payable to shareholders are recognized as liabilities in the Company's Balance Sheet after the issuance of resolutions of the Annual General Meeting of Shareholders, resolutions of the Board of Management, and the ex-dividend date announcement by the Vietnam Securities Depository.

Other funds

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

12. Recognition principle for revenue and income

Revenue is recognized when the Company is likely to receive economic benefits and such benefits can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, net of trade discounts, sales returns, and allowances. In addition, the following specific conditions must also be satisfied before revenue is recognized:

Revenue from sale of goods and finished products

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

- The significant risks and rewards of ownership of the products or goods have been transferred to the buyer;
- The Company no longer retains control over the goods as an owner or exercises control over the goods;
- Revenue can be measured reliably. Where the contract allows the buyer to return the purchased products or goods under specific conditions, revenue is recognized only when such specific conditions no longer exist and the buyer no longer has the right to return the products or goods (except where goods are returned in exchange for other goods or services);
- The Company has received or will receive the economic benefits from the sale transaction;
- The costs related to the sale transaction can be determined.

Revenue from provision of services

Revenue from provision of services is recognized when the outcome of the transaction can be measured reliably. Where the service provision relates to multiple periods, revenue is recognized in the period based on the stage of completion at the end of the accounting period. The outcome of the service transaction is determined when the following conditions are satisfied:

- Revenue can be measured reliably. Where the contract allows the buyer to return the purchased service under specific conditions, revenue is recognized only when such specific conditions no longer exist and the buyer no longer has the right to return the service.

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

Interest income

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

Dividends and distributed profits

Dividends and distributed profits are recognized when the Company is entitled to receive such dividends or profits from its equity investments. Dividends received in the form of shares are only tracked in terms of the increased number of shares, without recognizing the value of shares received.

Sales deductions

This item reflects amounts that are deducted from revenue from sales of goods and provision of services arising during the period, including: trade discounts, sales returns, and reductions. This account does not reflect taxes deductible from revenue such as value added tax on output calculated using the direct method

Sales revenue deductions are made as follows:

- Trade discounts, sales reductions, and sales returns arising in the same period as the sale of products, goods, and services are deducted from the revenue of the period in which they arise;
- In case the products, goods, or services were sold in previous periods but commercial discounts, sales returns, or sales allowances arise in subsequent periods, the Company shall reduce revenue in accordance with the following principle:
 - + If the products, goods, or services sold in previous periods are subject to discounts, commercial discounts, or returns arising before the date of issuance of the consolidated financial statements, the accountant shall consider this as an adjusting event after the balance sheet date, and reduce revenue in the financial statements of the reporting period (previous period).
 - + If the products, goods, or services are subject to discounts, commercial discounts, or returns after the date of issuance of the financial statements, the Company shall reduce revenue in the period in which such events arise (subsequent period).

13. Principles for Recognition of Cost of Goods Sold

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

For direct material costs consumed in excess of normal levels, labor costs, and manufacturing overheads that are not allocated into the value of finished goods inventories, such costs shall be immediately recognized into cost of goods sold (after deducting any compensation, if any), even when the products or goods have not yet been determined as sold.

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Provisions for inventory devaluation are recognized into cost of goods sold based on the quantity of inventories and the difference between the net realizable value being lower than the original cost of inventories. When determining the volume of inventories subject to devaluation provision, the accountant must exclude the volume of inventories that have been contracted for sale (with net realizable value not lower than the carrying value) but not yet delivered to customers, provided that there is sufficient evidence indicating that the customer will not cancel the contract.

14. Principles for Recognition of Selling Expenses and General and Administrative Expenses

Selling expenses reflect actual costs incurred during the process of selling products, goods, and providing services, including expenses for product promotion, advertising, sales commission, product warranty (excluding construction activities), preservation, packaging, transportation,...

General and administrative expenses reflect the Company's general management expenses, including expenses for salaries of administrative staff (salaries, wages, allowances, etc.); social insurance, health insurance, union dues, and unemployment insurance for administrative employees; office material costs, tools and instruments, depreciation of fixed assets used for administration; land rental, business license tax; provisions for doubtful debts; outsourced services (electricity, water, telephone, fax, property insurance, fire insurance, etc.); and other cash expenses (hospitality, customer conferences...).

15. Principles for the Recognition of Corporate Income Tax Expenses

Corporate income tax expense recognized in the income statement includes current corporate income tax expense and deferred corporate income tax expense

Current corporate income tax expense is determined based on taxable income and the applicable corporate income tax rate for the current year.

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

16. Segment Reporting

Segment reporting includes segments by business line or by geographical area.

Business segment: A distinguishable component of the Company that engages in providing individual products or services, or a group of related products or services, and is subject to risks and returns that are different from those of other business segments.

Geographical segment: A distinguishable component of the Company that engages in providing products or services within a specific economic environment and is subject to risks and returns that are different from those of components operating in other economic environments.



17. Financial Instruments

Financial Assets

Classification of financial assets

The Company classifies financial assets into the following categories: financial assets at fair value through profit or loss, held-to-maturity investments, loans and receivables, and available-for-sale financial assets. The classification of these financial assets depends on the nature and purpose of the financial asset and is determined at the time of initial recognition.

Financial assets at fair value through profit or loss

Financial assets are classified as measured at fair value through the Income Statement if they are held for trading or designated as measured at fair value through the Income Statement at initial recognition.

Financial assets are classified as held for trading if:

- They are acquired or incurred principally for the purpose of selling or repurchasing in the near term;
- The Company has the intention to hold them for short-term profit;
- They are derivative financial instruments (except for derivative financial instruments that are designated as a financial guarantee contract or an effective hedging instrument).

Held-to-maturity investments

Held-to-maturity investments are non-derivative financial assets with fixed or determinable payments and fixed maturities that the Company has the intention and ability to hold to maturity

Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market..

Initial carrying value of financial assets

Financial assets are recognized on the trade date and derecognized on the settlement date. At initial recognition, financial assets are measured at purchase price/issue cost plus directly attributable transaction costs.

Financial liabilities

The Company classifies financial liabilities into the following categories: financial liabilities measured at fair value through the Income Statement, and financial liabilities measured at amortized cost. The classification of financial liabilities depends on the nature and purpose of the financial liability and is determined at the time of initial recognition.

Financial liabilities measured at fair value through the Income Statement

Financial liabilities are classified as measured at fair value through the Income Statement if they are held for trading or designated as measured at fair value through the Income Statement at initial recognition.

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CONSOLIDATED FINANCIAL STATEMENTS

Notes to the consolidated financial statements (continued)

Financial liabilities are classified as held for trading if:

- They are issued or incurred principally for the purpose of repurchasing in the near term;
- The Company has the intention to realize short-term profit;
- They are derivative financial instruments (except for derivative financial instruments that are designated as a financial guarantee contract or an effective hedging instrument).

Financial liabilities measured at amortized cost

Financial liabilities measured at amortized cost are determined by the initial recognition amount of the financial liability, minus principal repayments, and adjusted by the cumulative amortization using the effective interest method of the difference between the initial amount and the maturity amount, less any reductions (directly or through the use of an allowance account) for impairment or uncollectibility.

The effective interest method is a method of calculating the amortized cost of a financial liability or group of financial liabilities and allocating interest expense over the relevant period. The effective interest rate is the rate that exactly discounts the estimated future cash payments or receipts over the expected life of the financial instrument or a shorter period, if appropriate, to the net carrying amount of the financial liability.

Initial carrying value of financial liabilities

At initial recognition, financial liabilities are measured at issuance value plus transaction costs that are directly attributable to the issuance of the financial liabilities.

Equity instruments

Equity instruments are contracts that evidence a residual interest in the assets of the Company after deducting all of its liabilities

18. Related parties

Parties are considered to be related if one party has the ability to control or exert significant influence over the other party in making financial and operating policy decisions. Parties are also considered related if they are subject to common control or common significant influence.

In considering related party relationships, the substance of the relationship is given more importance than the legal form.

Transactions with related parties are disclosed in Note VII.2

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CONSOLIDATED FINANCIAL STATEMENTS**Notes to the consolidated financial statements (continued)****V. ADDITIONAL INFORMATION ON THE ITEMS PRESENTED IN THE BALANCE SHEET****1. Cash and cash equivalents**

	End of year VND	Beginning of year VND
Cash	3,121,383,350	2,966,706,180
Cash in banks	15,849,858,737	36,543,004,012
Cash equivalents	12,000,000,000	5,000,000,000
Total	30,971,242,087	44,509,710,192

(*) Note: Including VND 5.000.000.000 of time deposits with maturities of less than 03 months which are pledged at Joint Stock Commercial Bank for Foreign Trade of Viet Nam – Bac Thanh Hoa Branch to secure the credit facility contract No. 53088/2025/ĐV dated 12/05/2025

2. Held-to-maturity investments

	Cost VND	Book value VND
The balance as at 31/12/2025 represents time deposits with maturities from 6 months to 12 months at the following banks		
Vietnam Joint Stock Commercial Bank for Industry and Trade – Sam Son Branch	5,000,000,000	5,000,000,000
Vietnam Bank for Agriculture and Rural Development – Thanh Hoa Branch	1,100,000,000	1,100,000,000
Total	6,100,000,000	6,100,000,000

3. Receivable from customers

	End of year VND	Beginning of year VND
Hanoi Beer Alcohol and Beverage Joint Stock Corporation	52,245,916,152	31,241,102,656
Pacific Food & Beverage Trading Company Limited	56,926,282,616	-
Thanh Hoa Service Company Limited	-	5,076,914,150
Thien Thanh Company Limited	-	2,607,429,125
Other related parties	9,825,546,137	17,723,087,920
Total	118,997,744,905	56,648,533,851

Receivables from related parties – see Note VII.2

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CONSOLIDATED FINANCIAL STATEMENTS

Notes to the consolidated financial statements (continued)

4. Short-term prepayments to suppliers

	End of year VND	Beginning of year VND
Khai Minh International Trading Company Limited	1,077,808,330	305,466,630
Hung Phat Technical Services and Trading Manufacturing Joint Stock Company	1,461,456,000	-
LUST.H Investment Joint Stock Company	985,881,623	-
Hanoi Beer Alcohol and Beverage Joint Stock Corporation	912,460,303	2,876,677,643
Other parties	1,066,527,940	1,346,889,444
Total	5,504,134,196	4,529,033,717

Short-term prepayments to suppliers from related parties – see Note VII.2

5. Other receivable

	End of year VND	Beginning of year VND
a, Short-term		
Receivables from packaging and bottle deposits	7,385,716,600	7,738,297,200
Provisional receivables from deposit interest	183,716,714	612,350,960
Other receivable	6,722,979,851	6,208,475,629
Total	14,292,413,165	14,559,123,789
b, Long-term		
Other receivable	10,000,000	10,000,000
Total	10,000,000	10,000,000

Other receivables from related parties – see Note VII.2

6. Bad debts

	End of year		Beginning of year	
	Original value	Recoverable value	Original value	Recoverable value
Total overdue receivables with low recoverability	3,227,797,453	-	3,227,797,453	-
Total	3,227,797,453	-	3,227,797,453	-

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CONSOLIDATED FINANCIAL STATEMENTS

Notes to the consolidated financial statements (continued)

7. Inventories

	<u>End of year</u>		<u>Beginning of year</u>	
	<u>Historical cost</u>	<u>Provision</u>	<u>Historical cost</u>	<u>Provision</u>
Raw materials and supplies	26,395,838,869	-	30,568,533,397	-
Tools and instruments	933,993,020	-	3,478,406,432	-
Work in progress	9,759,716,381	-	12,745,388,618	-
Finished goods	3,801,877,438	-	5,908,676,165	-
Merchandise	20,585,957,859	-	12,977,076,723	-
Total	61,477,383,567	-	65,678,081,335	-

8. Long-term construction in progress costs

	<u>End of year</u> VND	<u>Beginning of year</u> VND
Quang Thinh Commune Brewery	329,785,454	329,785,454
Renovation of wastewater collection system separating rainwater	2,404,458,056	-
Renovation and upgrading of the fire prevention and fighting system	72,789,815	-
Investment in automatic crate loading machine	69,000,000	-
Riverbank water station	-	1,018,998,794
Total	2,876,033,325	1,348,784,248

9. Long – term prepaid expenses

	<u>End of year</u> VND	<u>Beginning of year</u> VND
Tools and instruments, issued keg bottles and shells	19,000,302,031	9,214,628,142
Major repair of fixed assets	417,729,902	847,388,078
Total	19,418,031,933	10,062,016,220

10. Deferred income tax assets

	<u>End of year</u> VND	<u>Beginning of year</u> VND
Corporate income tax rate	20%	20%
Deferred income tax assets related to deductible temporary differences and consolidation	636,082,792	716,373,235



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 CONSOLIDATED FINANCIAL STATEMENTS
 Notes to the consolidated financial statements (continued)

11. Increase, decrease in tangible fixed assets

Unit: VND

	Buildings and structures	Machinery and equipment	Transportation vehicles	Office equipment and tools	Total
Original cost					
Beginning balance	80,211,169,541	470,771,749,792	25,418,509,363	6,103,725,571	582,505,154,267
Increase during the year	371,918,182	2,070,048,794	-	633,182,364	3,075,149,340
- Purchased during the year	-	2,069,348,794	-	633,182,364	2,702,531,158
- Constructed during the year	371,918,182	-	-	-	371,918,182
- Other increases	-	700,000	-	-	700,000
Decrease during the year	-	23,405,472,142	1,342,900,091	700,000	24,749,072,233
- Disposed or sold	-	23,405,472,142	1,342,900,091	-	24,748,372,233
- Other decreases	-	-	-	700,000	700,000
Ending balance	80,583,087,723	449,436,326,444	24,075,609,272	6,736,207,935	560,831,231,374
Accumulated depreciation					
Beginning balance	66,918,877,400	447,561,730,684	21,367,556,030	4,892,582,476	540,740,746,590
Increase during the year	1,792,502,359	4,209,341,848	1,281,469,451	761,658,410	8,044,972,068
Decrease during the year	-	23,405,472,142	1,342,900,091	-	24,748,372,233
- Disposed or sold	-	23,405,472,142	1,342,900,091	-	24,748,372,233
Ending balance	68,711,379,759	428,365,600,390	21,306,125,390	5,654,240,886	524,037,346,425
Net book value					
Beginning balance	13,292,292,141	23,210,019,108	4,050,953,333	1,211,143,095	41,764,407,677
Ending balance	11,871,707,964	21,070,726,054	2,769,483,882	1,081,967,049	36,793,884,949

Historical cost of fully depreciated tangible fixed assets that are still in use 446,121,468,894 VND.

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CONSOLIDATED FINANCIAL STATEMENTS
Notes to the consolidated financial statements (continued)
12. Increase and decrease in intangible fixed assets

	Unit: VND		
	Land use rights	Computer software	Total
Original cost			
Beginning balance	3,752,531,000	4,510,328,922	8,262,859,922
Increase during the year	-	-	-
Decrease during the year	-	-	-
Ending balance	3,752,531,000	4,510,328,922	8,262,859,922
Accumulated depreciation			
Beginning balance	-	3,675,691,826	3,675,691,826
Increase during the year	-	230,833,333	230,833,333
Decrease during the year	-	-	-
Ending balance	-	3,906,525,159	3,906,525,159
Net book value			
Beginning balance	3,752,531,000	834,637,096	4,587,168,096
Ending balance	3,752,531,000	603,803,763	4,356,334,763

Historical cost of fully depreciated tangible fixed assets that are still in use 3,565,328,922 đồng.

13. Payable to suppliers

	End of year		Beginning of year	
	Value	Amount likely to be paid	Value	Amount likely to be paid
a, Short-term				
Thai Tan Trading and Transport Company Limited	1,492,978,001	1,492,978,001	1,005,298,688	1,005,298,688
Hanacans Joint Stock Company	-	-	649,110,528	649,110,528
An Vuong Food Industry Equipment Company Limited	-	-	697,466,000	697,466,000
Baosteel Can Making Company Limited	2,339,263,173	2,339,263,173	354,712,372	354,712,372
Blue Viet Nam Industrial Trading and Communication Company Limited	1,158,752,021	1,158,752,021	933,265,328	933,265,328
Other payables	2,165,236,677	2,165,236,677	2,937,337,721	2,937,337,721
Total	7,156,229,872	7,156,229,872	6,577,190,637	6,577,190,637
b, Long-term				
Phu Binh Production and Trading Company Limited	83,095,329	83,095,329	83,095,329	83,095,329
Hai Au Trading and Technical Company Limited	73,365,600	73,365,600	73,365,600	73,365,600
Viet Tung Trading and Production Company Limited	52,140,000	52,140,000	52,140,000	52,140,000
Luong Van Thang	42,250,000	42,250,000	42,250,000	42,250,000
Other payables	62,053,646	62,053,646	62,053,646	62,053,646
Total	312,904,575	312,904,575	312,904,575	312,904,575

Payable to related suppliers – see Note VII.2

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CONSOLIDATED FINANCIAL STATEMENTS

Notes to the consolidated financial statements (continued)

14. Short-term advances from customers

	End of year VND	Beginning of year VND
Phuong Mai Trading Company Limited	6,499,078,185	3,526,603,712
Son Hue Services and Trading Company Limited	3,199,169,013	1,388,514,833
Xuan Quang Company Limited	2,886,439,773	7,361,008,642
Other parties	19,839,432,765	19,647,339,301
Total	32,424,119,736	31,923,466,488

15. Taxes and other obligations to the State Budget

	Beginning of year VND	Amount payable during the year	Amount paid during the year	End of year VND
Taxes payable				
Value-added tax	2,607,746,057	44,290,087,616	43,353,961,578	3,543,872,095
Special consumption tax	12,319,548,581	222,482,870,753	216,758,020,251	18,044,399,083
Corporate income tax	1,062,196,699	1,772,907,677	2,505,233,197	329,871,179
Personal income tax	5,537,150	509,798,413	456,160,013	59,175,550
Other taxes	-	294,238,686	294,238,686	-
Total	15,995,028,487	269,349,903,145	263,367,613,725	21,977,317,907
Taxes receivable				
Land tax and land rental	723,244,871	2,528,119,913	1,804,875,042	-
Total	723,244,871	2,528,119,913	1,804,875,042	-

16. Short-term accrued expenses

	End of year VND	Beginning of year VND
Other accrued expenses	135,762,570	205,000,000
Total	135,762,570	205,000,000

HANOI – THANH HOA BEER JOINT STOCK COMPANY AND ITS SUBSIDIARY

Address: No.152 Quang Trung Street, Hac Thanh Ward, Thanh Hoa Province

CONSOLIDATED FINANCIAL STATEMENTS**Notes to the consolidated financial statements (continued)****17. Other payables**

	End of year VND	Beginning of year VND
a. Short-term		
Trade union fees payable	75,454,329	78,384,951
Payable for bottle and keg deposits	32,187,901,800	31,980,583,800
Payable for bottle deposits to Hanoi Beer - Alcohol - Beverage Corporation	7,385,716,600	7,738,297,200
Payable for license fees	29,086,750	176,696,000
Payable for dividends and profits	603,399,565	695,347,310
Other payable	15,153,090,379	12,631,551,742
Total	55,434,649,423	53,300,861,003
b. Long-term		
Deposits and collaterals received	7,593,570,633	3,630,013,133
Loan interest payable	5,229,341,358	5,229,341,358
- Vietnam Bank for Agriculture and Rural Development – Thanh Hoa Branch	4,502,356,991	4,502,356,991
- Vietnam Development Bank – Thanh Hoa Branch	726,984,367	726,984,367
Other payable	722,002,788	690,943,660
Total	13,544,914,779	9,550,298,151

Other payables to related parties: See to note VII.2



HANOI – THANH HOA BEER JOINT STOCK COMPANY AND ITS SUBSIDIARY

Address: No.152 Quang Trung Street, Hac Thanh Ward, Thanh Hoa Province

CONSOLIDATED FINANCIAL STATEMENTS

Notes to the consolidated financial statements (continued)

18. Short-term financial leasehold loans and debts

Unit : VND

	End of year		Incurred during the year		Beginning of year	
	Value	Recoverable amount	Increase	Decrease	Value	Recoverable amount
Short-term loans	5,000,000,000	5,000,000,000	22,604,647,124	17,604,647,124	-	-
Joint Stock Commercial Bank for Foreign Trade of Vietnam – Bac Thanh Hoa Branch (*)	5,000,000,000	5,000,000,000	13,000,000,000	8,000,000,000	-	-
Vietnam Joint Stock Commercial Bank for Industry and Trade – Sam Son Branch	-	-	9,604,647,124	9,604,647,124	-	-
Total	5,000,000,000	5,000,000,000	22,604,647,124	17,604,647,124	-	-

(*) Short-term loan from Joint Stock Commercial Bank for Foreign Trade of Viet Nam – Bac Thanh Hoa Branch under the credit facility contract No. 53088/2025/ĐV dated 12/05/2025. The credit limit is VND 30,000,000,000. The credit facility term is 12 months from the signing date of the contract. The interest rate is in accordance with the Bank's regulations depending on each drawdown date. The purpose of the loan is to supplement working capital for production and business activities. The collateral for the loan is stipulated in the time deposit balance pledge contract attached to the credit facility contract No. 53088/2025/ĐV dated 12/05/2025



HANOI – THANH HOA BEER JOINT STOCK COMPANY AND ITS SUBSIDIARY

Address: No.152 Quang Trung Street, Hac Thanh Ward, Thanh Hoa Province

CONSOLIDATED FINANCIAL STATEMENTS

Notes to the consolidated financial statements (continued)

19. Equity

a Reconciliation of changes in equity

Unit : VND

	Owner's contributed capital	Share premiums	Development Investment Fund	Undistributed after-tax profit	Total
Beginning balance for previous year	114,245,700,000	4,078,650,000	19,425,742,547	10,677,122,594	148,427,215,141
Profit from the previous year				3,811,598,714	3,811,598,714
Appropriation to bonus and welfare funds				(752,311,390)	(752,311,390)
Appropriation to executive bonus funds				(300,000,000)	(300,000,000)
Dividend distribution				(3,998,599,500)	(3,998,599,500)
Beginning balance for this year	114,245,700,000	4,078,650,000	19,425,742,547	9,437,810,418	147,187,902,965
Profit for the current year				4,263,741,939	4,263,741,939
Appropriation to bonus and welfare funds				(666,456,214)	(666,456,214)
Appropriation to executive bonus funds				(289,000,000)	(289,000,000)
Dividend distribution				(2,856,142,500)	(2,856,142,500)
Ending balance of the current year	114,245,700,000	4,078,650,000	19,425,742,547	9,889,953,643	147,640,046,190

HANOI – THANH HOA BEER JOINT STOCK COMPANY AND ITS SUBSIDIARY

Address: No.152 Quang Trung Street, Hac Thanh Ward, Thanh Hoa Province

CONSOLIDATED FINANCIAL STATEMENTS**Notes to the consolidated financial statements (continued)****b) Details of owner's contribution capital**

	End of year VND	%	Beginning of year VND	%
Hanoi Beer – Alcohol – Beverage Joint Stock Corporation	62,835,100,000	55	62,835,100,000	55
Capital contribution from other entities	51,410,600,000	45	51,410,600,000	45
Total	114,245,700,000	100	114,245,700,000	100

c) Transactions relating to capital with owners and distribution of dividends and profits

	Current year VND	Previous year VND
Capital at the beginning of the year	114,245,700,000	114,245,700,000
Increase in contributed capital during the year	-	-
Decrease in contributed capital during the year	-	-
Capital at the end of the year	114,245,700,000	114,245,700,000

d) Stocks

	End of year VND	Beginning of year VND
Number of shares registered for issuance	11,424,570	11,424,570
Number of shares sold to the public	11,424,570	11,424,570
- <i>Common shares</i>	11,424,570	11,424,570
Number of shares repurchased	-	-
Number of shares outstanding	11,424,570	11,424,570
- <i>Common shares</i>	11,424,570	11,424,570

- Par value of outstanding shares: 10,000 VND per share

20. Off-balance sheet items

	End of year VND	Beginning of year VND
Bad debts already written off	1,195,310,556	1,195,310,556

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HANOI – THANH HOA BEER JOINT STOCK COMPANY AND ITS SUBSIDIARY

Address: No.152 Quang Trung Street, Hac Thanh Ward, Thanh Hoa Province

CONSOLIDATED FINANCIAL STATEMENTS

Notes to the consolidated financial statements (continued)

VI. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE INCOME STATEMENT

1. Revenue from sale of goods and rendering services

	<u>Current year VND</u>	<u>Previous year VND</u>
Revenue from sale of finished goods	1,717,326,593,359	1,652,794,954,613
Other revenue	2,170,321,370	2,311,173,671
Total	<u>1,719,496,914,729</u>	<u>1,655,106,128,284</u>

Revenue from related parties:

	<u>Current year</u>	<u>Previous year</u>
Hanoi Beer Alcohol and Beverage Joint Stock Corporation	95,917,588,910	93,475,937,161
- Revenue excluding VAT	175,122,535,280	170,504,164,150
- Special consumption tax	79,204,946,370	77,028,226,989
Hanoi - Nghe An Beer Joint Stock Company	387,488,296	424,548,739
Hanoi – Quang Tri Beer Joint Stock Company	-	26,812,500

2. Deductions

	<u>Current year VND</u>	<u>Previous year VND</u>
Trade discounts	41,928,252,001	30,521,737,882
Total	<u>41,928,252,001</u>	<u>30,521,737,882</u>

3. Costs of goods sold

	<u>Current year VND</u>	<u>Previous year VND</u>
Costs of finished goods, merchandise	1,557,096,802,540	1,506,753,078,857
Total	<u>1,557,096,802,540</u>	<u>1,506,753,078,857</u>

4. Financial income

	<u>Current year VND</u>	<u>Previous year VND</u>
Interest income from deposits	1,188,505,489	1,907,090,280
Total	<u>1,188,505,489</u>	<u>1,907,090,280</u>



HANOI – THANH HOA BEER JOINT STOCK COMPANY AND ITS SUBSIDIARY

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CONSOLIDATED FINANCIAL STATEMENTS

Notes to the consolidated financial statements (continued)

5. Financial expenses

	Current year VND	Previous year VND
Loan interest expenses	127,801,360	22,630,137
Total	127,801,360	22,630,137

6. Other income

	Current year VND	Previous year VND
Asset liquidation	3,324,181,818	-
Income from support	73,157,528,340	67,129,529,340
Other income	2,471,242,573	2,456,319,518
Total	78,952,952,731	69,585,848,858

7. Other expense

	Current year VND	Previous year VND
Depreciation expenses and land rental of Nghi Son factory	620,502,629	1,219,390,570
Tax arrears and penalties for late payment	456,377,131	2,171,560,191
Other expense	2,042,333,784	1,373,501,191
Total	3,119,213,544	4,764,451,952

8. Selling expenses

	Current year VND	Previous year VND
Labour and insurance expenses	17,898,932,168	15,148,157,359
Expenses on tools, instruments, and packaging	9,341,463,654	6,734,478,266
Promotion and support expenses	91,705,642,319	91,616,847,086
Other expenses	30,127,523,371	21,999,456,248
Total	149,073,561,512	135,498,938,959

9. General administration expenses

	Current year VND	Previous year VND
Labour and insurance expenses	17,336,800,109	16,109,477,502
Land rental expenses	1,750,325,290	4,305,926,471
Other expenses	23,088,676,534	22,678,343,698
Total	42,175,801,933	43,093,747,671

HANOI – THANH HOA BEER JOINT STOCK COMPANY AND ITS SUBSIDIARY

Address: No.152 Quang Trung Street, Hae Thanh Ward, Thanh Hoa Province

CONSOLIDATED FINANCIAL STATEMENTS**Notes to the consolidated financial statements (continued)****10. Production costs by element**

	Current year VND	Previous year VND
Raw materials and supplies expenses	209,591,377,582	216,138,737,486
Labour expenses	60,319,427,741	57,135,192,116
Depreciation of fixed assets expenses	8,275,805,401	10,047,190,858
Outsourced service expenses	48,538,339,316	41,577,306,310
Other expenses	115,510,476,493	113,828,065,509
Total	442,235,426,533	438,726,492,279

11. Current corporate income tax expense

Corporate income tax payable is determined at the rate of 20% on taxable income

The Company's tax finalization is subject to examination by the tax authorities. As the application of laws and tax regulations to various types of transactions may be interpreted in different ways, the amount of tax presented in the Financial Statements may be subject to change upon the decision of the tax authorities.

The table estimating the current corporate income tax expense of the Company is presented below:

	Current year VND	Previous year VND
Total accounting profit before tax	6,116,940,059	5,944,481,964
Adjustments to accounting profit to determine taxable income	1,991,522,404	4,130,950,825
- Add-back adjustmen	4,663,804,202	6,988,541,462
+ <i>Salary of the Board of Directors not involved in management</i>	<i>156,000,000</i>	<i>156,000,000</i>
+ <i>Non-deductible expenses</i>	<i>4,507,804,202</i>	<i>6,832,541,462</i>
- Deductible adjustments	2,672,281,798	2,857,590,637
+ <i>Non-taxable income</i>	<i>2,672,281,798</i>	<i>2,857,590,637</i>
Total taxable profit	8,108,462,463	10,075,432,789
Corporate income tax rate	20%	20%
Current corporate income tax expense	1,621,692,492	2,015,086,558
Corporate income tax of previous years	151,215,185	-
Total corporate income tax expense	1,772,907,677	2,015,086,558

12. Earnings per share

Basic earnings per share is calculated by dividing the profit or loss after tax attributable to ordinary shareholders of the Company (after appropriating the bonus and welfare fund) by the weighted average number of ordinary shares outstanding during the year.

Diluted earnings per share is calculated by dividing the profit or loss after tax attributable to ordinary shareholders of the Company by the sum of the weighted average number of ordinary shares outstanding during the year and the weighted average number of ordinary shares that would be issued if all potential ordinary shares with a dilutive effect were converted into ordinary shares.

HANOI – THANH HOA BEER JOINT STOCK COMPANY AND ITS SUBSIDIARY

Address: No.152 Quang Trung Street, Hac Thanh Ward, Thanh Hoa Province

CONSOLIDATED FINANCIAL STATEMENTS**Notes to the consolidated financial statements (continued)**

	Current year VND	Previous year VND
Profit after tax according to accounting records	4,263,741,939	3,811,598,714
Adjustments to accounting profit/(loss)	(1,575,122,971)	(955,456,214)
- Add-back adjustmen	-	-
- Deductible adjustments	1,575,122,971	955,456,214
Profit or loss attributable to shareholders (*)	2,688,618,968	2,856,142,500
Weighted average number of ordinary shares outstanding during the year	11,424,570	11,424,570
Earnings per share (**)		
- Basic earnings per share	235	250
- Diluted earnings per share	235	250

(*) Adjustments decreasing accounting profit in the current year are the bonus and welfare fund, bonus for Management provisionally calculated in accordance with the 2025 profit distribution plan approved by the 2025 Annual General Meeting of Shareholders on 25/04/2025

(**) Earnings per share of the previous year were restated due to re-determination of figures for appropriation to the bonus and welfare fund, bonus for Management in accordance with the resolution of the 2025 Annual General Meeting of Shareholders: Refer to VII.9 page 41

There were no potentially dilutive ordinary shares during the year and as of the date of this report

VII. OTHER INFORMATION**1. Subsequent events**

There were no significant events occurring after the date of the Consolidated Financial Statements that require adjustments or disclosures in the Consolidated Financial Statements

2. Related parties information**2.1 List of related parties**

Related parties	Relationship
Hanoi Beer Alcohol and Beverage Joint Stock Corporation (HABECO)	Parent company
Hanoi – Nghe An Beer Joint Stock Company	Under the same parent company
Alcohol Beverage Packaging Joint Stock Company	Under the same parent company
Hanoi – Quang Binh Beer Joint Stock Company	Under the same parent company
Hanoi – Quang Tri Beer Joint Stock Company	Under the same parent company
Habeco Packaging Joint Stock Company	Within the same group

Key management personnel and related individuals include: members of the Board of Directors, the Executive Board, the Chief Accountant, and their close family members.

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HANOI – THANH HOA BEER JOINT STOCK COMPANY AND ITS SUBSIDIARY

Address: No.152 Quang Trung Street, Hac Thanh Ward, Thanh Hoa Province

CONSOLIDATED FINANCIAL STATEMENTS
Notes to the consolidated financial statements (continued)
2.2 Transactions with related parties

In addition to the revenue-generating transactions disclosed in section VI.1, during the year, the Company incurred transactions with related parties. The principal transactions (excluding VAT) are as follows:

Related parties	Transaction description	Transaction value VND	
		Current year	Previous year
Hanoi Beer Alcohol and Beverage Joint Stock Corporation	Purchase of raw materials	62,722,273,362	56,170,168,330
	Dividend distribution	1,570,877,500	2,199,228,500
	Beer license fee	383,722,272	387,816,008
	Purchase of beer	1,317,442,021,480	1,247,920,718,680
	Receipt of sales support	73,157,528,340	67,129,529,340
	Warehouse rental	1,548,456,000	-
	Purchase of beer bottles	3,631,272	-
Alcohol Beverage Packaging Joint Stock Company	Purchase of bottle caps	4,684,980,000	4,933,640,000
Habeco Packaging Joint Stock Company	Purchase of beer cartons	1,713,442,720	1,711,044,060
Habeco Trading One Member Limited Liability Company	Warehouse rental	-	1,177,774,296
Hanoi – Quang Tri Beer Joint Stock Company	Loading and unloading fee	64,796,168	64,457,664
Hanoi – Quang Binh Beer Joint Stock Company	Warehouse rental	204,000,000	204,000,000
	Loading and unloading fee	8,171,881	13,449,270

As at the end of the accounting year, the outstanding balances with related parties were as follows:

Related parties		End of year	Beginning of year
Hanoi Beer Alcohol and Beverage Joint Stock Corporation	Receivables from sale of goods and support	52,245,916,152	31,241,102,656
	Prepayments receivable	912,460,303	2,876,677,643
	Payable for bottles and crates	(7,385,716,600)	(7,738,297,200)
Habeco Packaging Joint Stock Company	Payable for royalties	(29,086,750)	(176,696,000)
	Payable for purchase of beer cartons	(64,168,416)	(77,355,000)
Hanoi – Quang Tri Beer Joint Stock Company	Receivables from loading and unloading services	-	6,682,500
	Payable for loading and unloading services	(17,059,118)	(17,578,529)

HANOI – THANH HOA BEER JOINT STOCK COMPANY AND ITS SUBSIDIARY

Address: No.152 Quang Trung Street, Hac Thanh Ward, Thanh Hoa Province

CONSOLIDATED FINANCIAL STATEMENTS**Notes to the consolidated financial statements (continued)**

Income of the Board of Directors, Board of Management, Board of Supervisors, and Chief Accountant during the year:

Full name	Position	Description	Current year VND	Previous year VND
Board of Directors and Management Board				
Bui Truong Thang	Chairman of the Board	Remuneration	96,000,000	96,000,000
Luong Xuan Dung	Board Member	Remuneration	60,000,000	60,000,000
Le Anh Tuan	Board Member	Remuneration	60,000,000	60,000,000
Nguyen Kien Cuong	Board Member	Remuneration	60,000,000	60,000,000
	Director	Salary & Bonus	463,596,000	463,990,000
Do Truong Giang	Board Member	Remuneration	60,000,000	60,000,000
	Deputy Director	Salary & Bonus	343,182,000	341,000,000
Phung Van Quynh	Deputy Director	Salary & Bonus	317,228,000	270,684,000
Board of Supervisors				
Nguyen Duy Ha	Head	Salary & Bonus	253,389,000	257,632,000
Nguyen Minh The	Supervisory	Remuneration	36,000,000	36,000,000
Tran Duc Giang	Supervisory	Remuneration	36,000,000	36,000,000
Other Key Members				
Phung Sy Huu	Chief Accountant	Salary & Bonus	325,621,000	327,574,000

3. Segment Information**Segment reporting by business lines**

The Company's principal business activity is the production and trading of beer products; therefore, segment reporting by business lines is not presented

Segment report by geographical areas

The Company operates solely within the geographical area of Vietnam

4. Collateral assets

As at 31/12/2025, the Company has pledged and mortgaged time deposit contracts at the Bank as collateral for borrowings (see Notes V.1, V.17). In addition, the Company does not hold collateral of other entities.



HANOI – THANH HOA BEER JOINT STOCK COMPANY AND ITS SUBSIDIARY

Address: No.152 Quang Trung Street, Hae Thanh Ward, Thanh Hoa Province

CONSOLIDATED FINANCIAL STATEMENTS**Notes to the consolidated financial statements (continued)****5. Credit risk**

Credit risk is the risk that a counterparty will not meet its obligations under a financial instrument or customer contract, resulting in a financial loss. The Company is exposed to credit risk from its operating activities (primarily for receivables from customers) and from its financial activities including bank deposits and other financial instruments.

Receivables from customers: The Company's credit risk management for customers is based on the Company's policies, procedures, and control processes related to credit risk management of customers..

Outstanding customer receivables are regularly monitored. Provisioning analysis is carried out at the reporting date on a customer-by-customer basis for major customers. On this basis, the Company has no significant concentration of credit risk.

Bank deposits: Most of the Company's bank deposits are placed with reputable major banks in Vietnam. The Company considers the credit risk concentration on bank deposits to be low.

6. Liquidity risk

Liquidity risk is the risk that the Company encounters difficulty in meeting financial obligations due to shortage of funds. The Company's liquidity risk arises primarily from the mismatches in the maturities of financial assets and financial liabilities.

The Company monitors liquidity risk by maintaining cash and cash equivalents at levels deemed adequate by the Board of Management to finance its business activities and to mitigate the effects of cash flow fluctuations.

The maturity profile of the Company's financial liabilities based on undiscounted contractual payments is as follows:

	From 01 year or less	From more than 01 year to 05 years	Total
Ending balance	134,346,364,777	13,857,819,354	148,204,184,131
Loans	5,000,000,000		5,000,000,000
Payable to suppliers	7,156,229,872	312,904,575	7,469,134,447
Advances from customers	32,424,119,736	-	32,424,119,736
Accrued expenses	135,762,570	-	135,762,570
Other payables	89,630,252,599	13,544,914,779	103,175,167,378
Beginning balance	118,983,331,720	9,863,202,726	128,846,534,446
Payable to suppliers	6,577,190,637	312,904,575	6,890,095,212
Advances from customers	31,923,466,488	-	31,923,466,488
Accrued expenses	205,000,000	-	205,000,000
Other payables	80,277,674,595	9,550,298,151	89,827,972,746

The company considers the concentration risk related to debt repayment to be low. The company has the ability to meet its due obligations through cash flows from operating activities and proceeds from maturing financial assets.

HANOI – THANH HOA BEER JOINT STOCK COMPANY AND ITS SUBSIDIARY

Address: No.152 Quang Trung Street, Hac Thanh Ward, Thanh Hoa Province

CONSOLIDATED FINANCIAL STATEMENTS

Notes to the consolidated financial statements (continued)

7. Market Risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market prices. Market risk comprises three types: foreign exchange risk, interest rate risk, and other price risk.

Foreign exchange risk:

Foreign exchange risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in exchange rates.

The Company manages foreign exchange risk by considering current and expected market conditions when planning for future transactions in foreign currencies. The Company monitors risks related to financial assets and liabilities denominated in foreign currencies.

Interest rate risk:

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market interest rates. The Company's exposure to market interest rate fluctuations mainly relates to short-term deposits and borrowings.

The Company manages interest rate risk by closely monitoring relevant market conditions to determine appropriate interest rate policies that are favorable for the Company's risk management purposes.

The Company does not perform sensitivity analysis on interest rate risk as the risk from interest rate fluctuations as at the reporting date is not material or the financial liabilities bear fixed interest rates.

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 changes in market prices other than those arising from interest rate or foreign exchange rate changes.

8. Information on Going Concern

During the year, there were no activities or events arising that had a significant impact on the Company's ability to continue as a going concern. Therefore, the Company's consolidated financial statements are prepared on the basis of the assumption that the Company will continue as a going concern.



HANOI – THANH HOA BEER JOINT STOCK COMPANY AND ITS SUBSIDIARY

Address: No.152 Quang Trung Street, Hac Thanh Ward, Thanh Hoa Province

CONSOLIDATED FINANCIAL STATEMENTS**Notes to the consolidated financial statements (continued)****9. Comparative figures**

Comparative figures are the figures in the consolidated financial statements for the financial year ended 31/12/2024 which have been audited. Earnings per share of the previous year were restated due to re-determination of figures for appropriation to the bonus and welfare fund approved by the General Meeting of Shareholders in 2025. Specifically as follows :

Contents	Previous year (Restated)	Previous year (As reported)	Difference
Adjustments to accounting profit/(loss)	955,456,214	1,230,065,352	(274,609,138)
Profit or loss attributable to shareholders	2,856,142,500	2,581,533,362	274,609,138
- Basic earnings per share	250	226	24
- Diluted earnings per share	250	226	24

Prepared by



Doan Thi Nhu Hoa

Thanh Hoa, 03 March 2026.

Chief Accountant



Phung Sy Huu



Director

Nguyen Kien Cuong

