

# Công Ty Cổ Phân Habeco - Hải Phòng

HABECO – HAI PHONG JOIN STOCK COMPANY  
Van Ang Village, An Lao Commune, Hai Phong City, Viet Nam

FINANCIAL STATEMENTS  
For the 3<sup>rd</sup> quarter of 2026

## FINANCIAL POSITION REPORT

As at September 30, 2026

Unit: VND

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| ASSETS                                       | Code       | Note       | September 30, 2026     | January 01, 2026       |
|----------------------------------------------|------------|------------|------------------------|------------------------|
| <b>A , CURRENT ASSETS</b>                    | <b>100</b> |            | <b>150,788,901,789</b> | <b>189,866,956,051</b> |
| <b>I, Cash and cash equivalents</b>          | <b>110</b> | <b>V,1</b> | <b>15,047,776,498</b>  | <b>46,598,898,551</b>  |
| 1, Cash                                      | 111        |            | 2,047,776,498          | 598,898,551            |
| 2, Cash equivalents                          | 112        |            | 13,000,000,000         | 46,000,000,000         |
| <b>II, Short-term financial investments</b>  | <b>120</b> |            | <b>75,000,000,000</b>  | <b>54,000,000,000</b>  |
| 1, Held to maturity investment               | 123        | V,2        | 75,000,000,000         | 54,000,000,000         |
| <b>III, Short-term Accounts receivable</b>   | <b>130</b> |            | <b>25,266,628,703</b>  | <b>57,417,794,394</b>  |
| 1, Accounts receivables from customers       | 131        | V,3        | 24,625,959,515         | 56,858,198,140         |
| 2, Short-term prepayments to suppliers       | 132        |            | 36,789,398             | 1,762,509              |
| 3, Other short-term receivables              | 136        | V,4        | 603,879,790            | 557,833,745            |
| <b>IV, Inventories</b>                       | <b>140</b> |            | <b>34,746,133,128</b>  | <b>31,826,935,421</b>  |
| 1, Inventories                               | 141        | V,5        | 34,746,133,128         | 31,826,935,421         |
| 2, Provision for devaluation in inventories  | 149        |            | -                      | -                      |
| <b>V, Short-term Biological Assets</b>       | <b>150</b> |            | <b>-</b>               | <b>-</b>               |
| <b>VI, Other current assets</b>              | <b>160</b> |            | <b>728,363,460</b>     | <b>23,327,685</b>      |
| 1, Short-term prepaid expenses               | 161        | V,8        | 728,363,460            | 23,327,685             |
| 2, VAT Deductible                            | 162        |            | 70,946,123,564         | 77,533,259,888         |
| <b>B, LONG-TERM ASSETS</b>                   | <b>200</b> |            | <b>-</b>               | <b>-</b>               |
| <b>I, Long-term accounts receivable</b>      | <b>210</b> |            |                        |                        |
| <b>II, Fixed assets</b>                      | <b>220</b> | <b>V,6</b> | <b>56,314,993,883</b>  | <b>64,565,382,227</b>  |
| 1, Tangible fixed assets                     | 221        |            | 55,866,489,044         | 64,080,427,388         |
| - Historical Costs                           | 222        |            | 460,955,593,004        | 457,221,883,913        |
| - Accumulated depreciation                   | 223        |            | (405,089,103,960)      | (393,141,456,525)      |
| 3, Intangible fixed assets                   | 227        | V,7        | 448,504,839            | 484,954,839            |
| - Historical Costs                           | 228        |            | 486,000,000            | 486,000,000            |
| - Accumulated depreciation                   | 229        |            | (37,495,161)           | (1,045,161)            |
| <b>III, Long-term Biological Assets</b>      | <b>230</b> |            |                        |                        |
| <b>IV, Investment property</b>               | <b>240</b> |            | <b>-</b>               | <b>-</b>               |
| <b>V, Non-current property in progress</b>   | <b>250</b> |            | <b>4,363,015,632</b>   | <b>152,107,666</b>     |
| 1, Construction in progress                  | 252        | V,9        | 4,363,015,632          | 152,107,666            |
| <b>VI, Non-current financial investments</b> | <b>260</b> |            | <b>-</b>               | <b>-</b>               |
| <b>VII, Other long-term assets</b>           | <b>270</b> |            | <b>10,268,114,049</b>  | <b>12,815,769,995</b>  |
| 1, Long-term prepaid expenses                | 271        | V,8        | 10,268,114,049         | 12,815,769,995         |
| <b>TOTAL ASSETS</b>                          | <b>280</b> |            | <b>221,735,025,353</b> | <b>267,400,215,939</b> |



**FINANCIAL POSITION REPORT (Cont.)**  
As at September 30, 2026

Unit: VNĐ

| CAPITAL SOURCES                                      | Code       | Note | September 30, 2026     | January 01, 2026       |
|------------------------------------------------------|------------|------|------------------------|------------------------|
| <b>A, LIABILITIES</b>                                | <b>300</b> |      | <b>51,534,044,134</b>  | <b>96,303,785,893</b>  |
| <b>I, Current liabilities</b>                        | <b>310</b> |      | <b>51,534,044,134</b>  | <b>96,303,785,893</b>  |
| 1, Short-term payable to suppliers                   | 311        | V,10 | 10,489,040,477         | 33,373,726,992         |
| 2, Dividends payable and profit distribution payable | 313        | V,13 | 404,755,200            | 111,182,000            |
| 3, Taxes and other obligations to State Budget       | 314        | V,11 | 33,564,766,667         | 38,890,966,903         |
| 4, Payables to employees                             | 315        |      | 2,161,072,182          | 3,844,230,312          |
| 5, Short-term payable expenses                       | 316        | V,14 | 106,073,000            | 92,131,507             |
| 6, Other current payables                            | 320        | V,15 | 153,146,214            | 628,658,889            |
| 7, Short-term financial leasehold loans and debts    | 321        | V,12 | -                      | 16,400,000,000         |
| 8, Bonus and welfare funds                           | 323        |      | 4,655,190,394          | 2,962,889,290          |
| <b>II, Long-term liabilities</b>                     | <b>330</b> |      | <b>-</b>               | <b>-</b>               |
| <b>B, OWNER'S EQUITY</b>                             | <b>400</b> |      | <b>170,200,981,219</b> | <b>171,096,430,046</b> |
| <b>I, Owner's equity</b>                             | <b>410</b> | V,15 | <b>170,200,981,219</b> | <b>171,096,430,046</b> |
| 1, Paid-in capital                                   | 411        |      | 160,000,000,000        | 160,000,000,000        |
| - Voting preference shares                           | 411a       |      | 160,000,000,000        | 160,000,000,000        |
| - Preferred shares                                   | 411b       |      | -                      | -                      |
| 2, Development investment fund                       | 418        |      | 3,710,297,140          | 3,710,297,140          |
| 3, Retained profit after tax                         | 420        |      | 6,490,684,079          | 7,386,132,906          |
| - Retained profit after tax brought forward          | 420a       |      | 243,904,202            | 4,561,384,371          |
| - Retained profit after tax for the current period   | 420b       |      | 6,246,779,877          | 2,824,748,535          |
| <b>TOTAL CAPITAL SOURCES</b>                         | <b>440</b> |      | <b>221,735,025,353</b> | <b>267,400,215,939</b> |

PREPARED BY



Dao Van Thanh

CHIEF ACCOUNTANT



Nguyen Thi Huong Giang

Approved: October 13, 2026  
LEGAL REPRESENTATIVE



Nguyen Hoang Giang

**INCOME STATEMENT**

For the period from January 1, 2026 to September 30, 2026

Unit: VND

| Item                                                                   | Co<br>de | Note  | Quarter                            |                                    | Cumulative from the beginning of<br>the year to the end of this quarter |                        |
|------------------------------------------------------------------------|----------|-------|------------------------------------|------------------------------------|-------------------------------------------------------------------------|------------------------|
|                                                                        |          |       | 3 <sup>rd</sup> quarter of<br>2026 | 3 <sup>rd</sup> quarter of<br>2025 | 2026                                                                    | 2025                   |
| 1. Revenue from sale of<br>goods and rendering                         | 01       | VI,1  | 63,852,143,992                     | 54,975,559,203                     | 216,740,695,468                                                         | 150,474,329,144        |
| 2. Deductions                                                          | 02       |       |                                    |                                    |                                                                         |                        |
| 3. Net sales of merchandise<br>and services                            | 10       |       | 63,852,143,992                     | 54,975,559,203                     | 216,740,695,468                                                         | 150,474,329,144        |
| 4. Costs of goods sold and<br>services rendered                        | 11       | VI,2  | 57,981,182,114                     | 53,466,362,391                     | 203,601,499,979                                                         | 149,941,872,754        |
| 5. Gross profit                                                        | 20       |       | 5,870,961,878                      | 1,509,196,812                      | 13,139,195,489                                                          | 532,456,390            |
| 6. Profit/Loss from the Sale<br>and Disposal of Investment<br>Property | 21       |       |                                    |                                    |                                                                         |                        |
| 7. Financial income                                                    | 22       | VI,3  | 1,638,424,730                      | 484,547,776                        | 3,406,597,060                                                           | 1,726,329,221          |
| 8. Financial expenses                                                  | 23       | VI,4  | 10,226,848                         | 6,866,492                          | 339,313,932                                                             | 154,055,318            |
| <i>In which: Loan Interest<br/>expenses</i>                            | 24       |       | 10,226,848                         | 6,866,492                          | 339,313,932                                                             | 154,055,318            |
| 9. Selling expenses                                                    | 25       | VI,5  | 1,706,332,127                      | 185,958,064                        | 2,954,537,722                                                           | 609,594,102            |
| 10. General administration<br>expenses                                 | 26       | VI,5  | 2,340,358,510                      | 2,173,978,965                      | 6,726,882,652                                                           | 6,221,411,186          |
| <b>10, Net operating profit</b>                                        | 30       |       | <b>3,452,469,123</b>               | <b>(373,058,933)</b>               | <b>6,525,058,243</b>                                                    | <b>(4,726,274,995)</b> |
| 11, Other income                                                       | 31       | VI,6  | 409,865,611                        | 296,600,921                        | 1,440,583,631                                                           | 871,496,380            |
| 12, Other expenses                                                     | 32       | VI,7  | 60,543,843                         | 43,437,993                         | 157,171,182                                                             | 115,407,428            |
| 13, Other profit                                                       | 40       |       | 349,321,768                        | 253,162,928                        | 1,283,412,449                                                           | 756,088,952            |
| <b>14, Net profit before tax</b>                                       | 50       |       | <b>3,801,790,891</b>               | <b>(119,896,005)</b>               | <b>7,808,470,692</b>                                                    | <b>(3,970,186,043)</b> |
| 15, Current corporate income<br>tax expense                            | 51       | VI,9  | 760,358,178                        | -                                  | 1,561,690,815                                                           | -                      |
| 16, Deferred corporate income<br>tax expense                           | 52       |       | -                                  | -                                  | -                                                                       | -                      |
| <b>17, Net profit after tax</b>                                        | 60       |       | <b>3,041,432,713</b>               | <b>(119,896,005)</b>               | <b>6,246,779,877</b>                                                    | <b>(3,970,186,043)</b> |
| 18, Earning Per Share                                                  | 70       | VI,10 | 190                                | (7)                                | 390                                                                     | (248)                  |
| 19, Diluted earning per share                                          | 71       | VI,10 | 190                                | (7)                                | 390                                                                     | (248)                  |

PREPARED BY



Dao Van Thanh

CHIEF ACCOUNTANT



Nguyen Thi Huong Giang

Approved: October 13, 2026  
LEGAL REPRESENTATIVE



Nguyen Hoang Giang

## CASH FLOWS STATEMENT

(Indirect method)

For the period from January 1, 2026 to September 30, 2026

Unit: VNĐ

| Item                                                                                              | Code      | Note | Cumulative from the beginning of the year to the end of this quarter |                  |
|---------------------------------------------------------------------------------------------------|-----------|------|----------------------------------------------------------------------|------------------|
|                                                                                                   |           |      | 2026                                                                 | 2025             |
| <b>I, CASH FLOWS FROM OPERATING ACTIVITIES</b>                                                    | <b>01</b> |      |                                                                      |                  |
| 1. Profit before tax                                                                              |           |      | 7,808,470,692                                                        | (3,970,186,043)  |
| 2. Adjustments for:                                                                               |           |      |                                                                      |                  |
| - Depreciation and amortization                                                                   | 02        |      | 11,984,097,435                                                       | 19,418,105,253   |
| - Provisions                                                                                      | 03        |      | -                                                                    | -                |
| - Unrealized foreign exchange difference                                                          | 04        |      | -                                                                    | -                |
| - Gain/loss from investing activities                                                             | 05        |      | (3,390,094,522)                                                      | (1,726,329,221)  |
| - Loan interest expenses                                                                          | 06        |      | 339,313,932                                                          | 154,055,318      |
| - Other adjustments                                                                               | 07        |      | -                                                                    | -                |
| 3. Profits from business activities before changing working capital                               | 08        |      | 16,741,787,537                                                       | 13,875,645,307   |
| - (Increase)/Decrease in receivables                                                              | 09        |      | 32,151,165,691                                                       | 26,550,443,145   |
| - (Increase)/Decrease in inventories                                                              | 10        |      | (2,919,197,707)                                                      | (2,442,167,080)  |
| - (Increase)/Decrease in payable (not including accrued interest and business income tax payable) | 11        |      | (30,753,128,628)                                                     | (18,880,038,651) |
| - (Increase)/Decrease in advancements                                                             | 12        |      | 1,842,620,171                                                        | 1,271,035,933    |
| - (Increase)/Decrease in trading securities                                                       | 13        |      | -                                                                    | -                |
| - Loan interests already paid                                                                     | 14        |      | (351,445,439)                                                        | (210,669,080)    |
| - Corporate income tax already paid                                                               | 15        |      | (858,473,543)                                                        | (184,163,889)    |
| - Other revenues from business activities                                                         | 16        |      |                                                                      | 15,420,000       |
| - Other expenses for business activities                                                          | 17        |      | (1,289,927,600)                                                      | (389,885,627)    |
| Net cash flows from operating activities                                                          | 20        |      | 14,563,400,482                                                       | 19,605,620,058   |
| <b>II, CASH FLOWS FROM INVESTING ACTIVITIES</b>                                                   |           |      |                                                                      |                  |
| 1. Purchases and construction of fixed assets and other long - term assets                        | 21        |      | (7,944,617,057)                                                      | (138,000,000)    |
| 2. Gains from disposal and liquidation of and other long-term assets                              | 22        |      | -                                                                    | -                |
| 3. Loans given and purchases of debt instruments of other entities                                | 23        |      | (57,500,000,000)                                                     | (60,000,000,000) |
| 4. Recovery of loan given and disposals debt instruments of other entities                        | 24        |      | 36,500,000,000                                                       | 10,000,000,000   |
| 5. Investment in other entities                                                                   | 25        |      | -                                                                    | -                |
| 6. Withdrawals of investments in other entities                                                   | 26        |      | -                                                                    | -                |
| 7. Receipts of loans given, dividends and profit shared                                           | 27        |      | 3,390,094,522                                                        | 1,726,329,221    |
| Net cash flows from investing activities                                                          | 30        |      | (25,554,522,535)                                                     | (48,411,670,779) |

**For the period from January 1, 2026 to September 30, 2026**

| Item                                                                                      | Code      | Note | Cumulative from the beginning of the year to the end of this quarter |                         |
|-------------------------------------------------------------------------------------------|-----------|------|----------------------------------------------------------------------|-------------------------|
|                                                                                           |           |      | 2026                                                                 | 2025                    |
| <b>III, CASH FLOWS FROM FINANCING ACTIVITIES</b>                                          |           |      |                                                                      |                         |
| 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        |      | 99,281,054,053                                                       | 45,600,613,468          |
| 4. Payment of loan principal                                                              | 34        |      | (115,681,054,053)                                                    | (88,650,662,511)        |
| 5. Payment of financial lease debts                                                       | 35        |      |                                                                      |                         |
| 6. Dividends and profit shared to the owners                                              | 36        |      | (4,160,000,000)                                                      | (1,600,000,000)         |
| <i>Net cash flows from financing activities</i>                                           | <i>40</i> |      | <i>(20,560,000,000)</i>                                              | <i>(44,650,049,043)</i> |
|                                                                                           |           |      |                                                                      |                         |
| <b>Net cash flows during the year</b>                                                     | <b>50</b> |      | <b>(31,551,122,053)</b>                                              | <b>(73,456,099,764)</b> |
|                                                                                           |           |      |                                                                      |                         |
| <b>Beginning cash and cash equivalents</b>                                                | <b>60</b> |      | <b>46,598,898,551</b>                                                | <b>107,106,532,674</b>  |
| Effects of fluctuations in foreign exchange rates                                         | 61        |      | -                                                                    | -                       |
| <b>Ending cash and cash equivalents</b>                                                   | <b>70</b> |      | <b>15,047,776,498</b>                                                | <b>33,650,432,910</b>   |

**LEGAL REPRESENTATIVE**

LEGAL REPRESENTATIVE

M.S. N°: 020076196/CTCP  
CÔNG TY  
CỔ PHẦN  
HABECO - HÀI PHÒNG  
XÃ AN LÃO - HÀI PHÒNG

Nguyen Hoang Giang

**NOTES TO THE FINANCIAL STATEMENTS**  
3<sup>rd</sup> quarter of 2026

**I. BUSINESS OPERATION CHARACTERISTICS**

**1, Ownership Form : Joint Stock Company**

Habeco – Hai Phong Joint Stock Company was established under Business Registration Certificate No, 0203003491 dated September 24, 2007, and the 6th Amended Certificate issued on October 3, 2025, by the Hai Phong Department of Planning and Investment

Headquarter: Xuan Ang Village, An Lao Commune, Hai Phong City

**2, Operating field**

Operating field are production and trading

**3, Business industry**

The Company's business activities include the production and trading of beer products, road freight transport, warehousing and storage of goods, and cargo handling

**4, Normal operating Cycle: 12 months**

**5, Organizational structure**

The company has no investments in subsidiaries, joint ventures, or associates, nor does it have any dependent accounting units at the end of the reporting period for the preparation of financial statements

**6, Number of employees at the end of the quarter: 71 persons**

**II. ACCOUNTING POLICIES APPLIED AT THE ENTERPRISE**

**1, Fiscal year**

The company's fiscal year begins on January 1 and ends on December 31 each year

**2, Accounting currency**

The accounting currency used is Vietnamese Dong (VND)

**III. APPLICABLE ACCOUNTING STANDARDS AND SYSTEM**

**1, Applicable Accounting Regime**

The Company's accounting records are maintained in accordance with the Enterprise Accounting Regime prescribed by Circular No, 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance of Vietnam

**2, Statement of Compliance with Accounting Standards and Accounting Regime**

The Company has adopted the Vietnamese Accounting Standards (VAS) and the relevant guidance documents issued by the State. The financial statements have been prepared and presented in compliance with all applicable requirements of the Vietnamese Accounting Standards, the guidance circulars for the implementation of such standards, and the prevailing accounting regime currently in force

**IV, APPLIED ACCOUNTING POLICIES**

**1. Exchange Rate Policies Applied in Accounting**

Transactions in currencies other than the accounting currency are recorded at the actual exchange rate at the time of occurrence, based on the following:

- Accounts receivable in foreign currency are recorded at the bank's buying rate where the customer is instructed to pay;
- Accounts payable in foreign currency are recorded at the bank's selling rate where transactions are regularly conducted;
- Acquisition of assets or expenses paid immediately in foreign currency (not through payable accounts) is recorded at the bank's buying rate where the enterprise makes the payment

At the end of the accounting period, monetary items with foreign currency origins, such as cash, receivables, and other monetary assets, as well as debts (loans, payables, and other debts) are converted at the buying and selling rates of the bank where the Company has an account at the end of the accounting period. All actual exchange rate differences arising during the year and end-of-year revaluation differences are transferred to the income statement for the fiscal year

**2. Recognition Principles for Cash and Cash Equivalents**

Cash includes: cash on hand, bank deposits, and cash in transit

Cash equivalents are investments held until maturity not exceeding 3 months that can be easily converted into cash and do not have a significant risk in converting to cash from the date of purchase until the reporting date

**3. Recognition Principles for Trade Receivables and Other Receivables**

Trade receivables from customers, advance payments to suppliers, and other receivables at the reporting date, if:

- The recovery or payment term is less than 1 year (or within one business cycle), they are classified as Current Assets
- The recovery or payment term is more than 1 year (or beyond one business cycle), they are classified as Non-current Assets

**4. Recognition Principles for Inventories**

Inventories are calculated at cost. If the net realizable value is lower than the cost, it must be calculated at the net realizable value. The cost of inventories includes purchase costs, processing costs, and other directly related costs incurred to acquire inventories in their current location and condition

Inventory values are determined based on the weighted average method

Inventories are recorded based on the perpetual inventory method

Provision for inventory devaluation is established at the end of the period as the difference between the cost of inventories exceeding their net realizable value

**5. Recognition Principles for Investments**

Investments held until maturity are recorded starting from the purchase date and are valued at the purchase price plus transaction costs related to the investment purchase. Interest income from investments held until maturity after the purchase is recognized in the income statement on an accrual basis, and upon receipt

Investments at the reporting date, if:

- The recovery or maturity term is not more than 3 months from the date of purchase, they are considered "cash equivalents";
- The recovery term is less than 1 year or within one business cycle, they are classified as Current Assets;
- The recovery term is more than 1 year or over one business cycle, they are classified as Non-current Assets;

Provision for investment devaluation is established at the end of the year as the difference between the cost of investments recorded in the accounting books exceeding their market value at the time of provision establishment

**6. Recognition Principles for Fixed Assets Depreciation**

Tangible and intangible fixed assets are recorded at cost. During the use of fixed assets, they are recognized based on original value, accumulated depreciation, and remaining value

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

|                            |               |
|----------------------------|---------------|
| - Buildings and structures | 05 – 50 years |
| - Machinery and equipment  | 05 – 15 years |
| - Transportation Vehicles  | 06 – 10 years |
| - Management tools         | 03 – 08 years |
| - Management software      | 05 – 10 years |

**7. Recognition Principles for Prepaid Expenses**

Prepaid expenses related only to costs of production and business in the current fiscal year are recorded as short-term prepaid expenses and are allocated to production and business costs in the fiscal year

The calculation and allocation of long-term prepaid expenses to production and business costs for each reporting period are based on the nature and extent of each type of expense to select appropriate methods and allocation criteria. Prepaid expenses are gradually allocated to production and business costs based on the straight-line method

**8. Recognition Principles for Trade Payables and Other Payables**

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

- The payment term is less than 1 year or within one business cycle, they are classified as current liabilities;

- The payment term is more than 1 year or beyond one business cycle, they are classified as non-current liabilities

**9. Recognition Principles for Accrued Expenses**

Actual expenses that have not yet occurred but are accrued in the production and business costs during the period to ensure that when actual expenses arise, they do not cause a sudden increase in production and business costs, based on the principle of matching revenue and expenses, When those expenses arise, if there is a difference with the amount accrued, the accountant will make an adjustment to increase or decrease the corresponding expenses

**10. Recognition and Capitalization Principles for Borrowing Costs**

Borrowing costs are recognized as production and business expenses in the period they arise, except for borrowing costs directly related to the investment in the construction or production of unfinished assets, which are included in the value of those assets (capitalized) when all conditions specified 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, including interest on loans, allocation of discounts or premiums when issuing bonds, and costs incurred related to borrowing procedures

**11. Recognition Principles for Equity**

Owner's equity is recorded according to the actual contributed capital of the owners

Retained earnings after tax are the profits from the company's operations after deducting (-) adjustments for retrospective application of accounting policies and retrospective adjustments for material errors from previous years

**12. Revenue Recognition Principles and Methods**

*Sales Revenue*

Sales revenue is recognized when the following conditions are met:

- Most of the risks and rewards associated with ownership of the product or goods have been transferred to the buyer;
- The company no longer retains control over the goods as the owner or the right to control the goods;
- Revenue can be reliably measured;
- The company has received or will receive economic benefits from the sales transaction;
- The costs associated with the sales transaction can be reliably measured

*Service Revenue*

Service revenue is recognized when the outcome of the transaction can be reliably measured, If the service provided spans multiple periods, revenue is recognized in the period based on the

completion of the work at the date of the balance sheet of that period, The result of the service transaction is determined when the following conditions are met;

- Revenue can be reliably measured;
- There is a possibility of receiving economic benefits from the service transaction;
- The portion of the work completed at the date of the balance sheet can be reliably measured;
- The expenses incurred for the transaction and the costs to complete the service transaction can be reliably measured

The portion of the service work completed is determined based on the assessment of completed work

*Financial Income*

Income from interest, royalties, dividends, and other financial activities is recognized when both of the following conditions are met:

- There is a possibility of receiving economic benefits from the transaction;
- Revenue can be reliably measured

Dividends and profits from investments are recognized when the Company has the right to receive the dividends or profits from the investment

**13. Cost of Goods Sold Recognition Principles and Methods**

The cost of goods sold reflects the cost of the products, goods, and services sold in the period

Provisions for inventory devaluation are included in the cost of goods sold based on the quantity of inventories and the difference between the net realizable value being less than the cost of inventories. When determining the volume of inventories that have decreased in value and need to be provisioned, the accountant must exclude the volume of inventories that have been contracted for sale (with a net realizable value not lower than the book value) but have not been transferred to the customer if there is conclusive evidence that the customer will not abandon the contract

**14. Financial Expense Recognition Principles and Methods**

Expenses recognized in financial expenses include:

- Expenses or losses related to financial investment activities;
- Borrowing costs;
- Losses due to fluctuations in exchange rates related to transactions in foreign currency;
- Provisions for devaluation of investment securities,

These amounts are recognized based on the total incurred in the period, and not offset against financial income.

**15. Recognition Principles and Methods for Selling Expenses and General Administrative Expenses**

Selling expenses reflect actual costs incurred during the sale of products and services, including costs for marketing, product promotion, advertising, sales commissions, warranty costs (excluding construction activities), storage, packaging, and transportation costs

General administrative expenses reflect the overall management costs of the enterprise, including labor costs of management staff (salaries, wages, allowances,...); social insurance, health insurance, union funds, unemployment insurance for management staff; costs for office materials, tools, fixed asset depreciation used for enterprise management; land rent, business license tax;

provisions for bad debts; external service costs (electricity, water, telephone, fax, property insurance, fire insurance,...); other cash expenses (client receptions, customer meetings,...)

**16. Recognition Principles and Methods for Current Income Tax and Deferred Income Tax**

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

**17. Segment Reporting**

Segment reporting includes segments based on business fields or segments based on geographical areas

Business segment: A distinguishable segment of an enterprise engaged in the production or provision of individual products or services, or a group of related products or services, which bears risks and economic benefits that differ from other business segments

Geographical segment: A distinguishable segment of an enterprise engaged in the production or provision of products or services within a specific economic environment, which bears risks and economic benefits that differ from other business segments in other economic environments

## **18. Financial Instruments**

### **Initial Recognition**

#### *Financial Assets*

At the initial recognition date, financial assets are recorded at cost plus any direct transaction costs related to the acquisition of that financial asset

The Company's financial assets include cash, short-term deposits, short-term receivables, other receivables, and investments

#### *Financial Liabilities*

At the initial recognition date, financial liabilities are recognized at cost minus any direct transaction costs related to the issuance of that financial liability

The Company's financial liabilities include accounts payable to sellers, accrued expenses, other payables, and loans

### **Offsetting Financial Instruments**

Financial assets and financial liabilities can only be offset and presented at their net value on the balance sheet when:

- The Company has a legal right to offset the recognized amounts;
- The Company intends to settle on a net basis or to realize the asset and settle the liability simultaneously

## **19. Related Parties**

Parties are considered related if one party has the ability to control or significantly influence the other party in making financial and operational policy decisions

**NOTES TO THE FINANCIAL STATEMENTS (Cont.)**

**V, ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET**

**1. Cash and Cash Equivalents**

| Cash and cash equivalents held by the Company that are not restricted for use | 30/09/2026<br>VND     | 01/01/2026<br>VND     |
|-------------------------------------------------------------------------------|-----------------------|-----------------------|
| Demand deposits                                                               | 2,047,776,498         | 598,898,551           |
| Cash equivalents (term deposits under 3 months)                               | 13,000,000,000        | 46,000,000,000        |
| <b>Total</b>                                                                  | <b>15,047,776,498</b> | <b>46,598,898,551</b> |

**2. Held to maturity investment:**

| Item                                           | 30/09/2026<br>VND     |                    |           | 01/01/2026<br>VND     |                    |           |
|------------------------------------------------|-----------------------|--------------------|-----------|-----------------------|--------------------|-----------|
|                                                | Cost                  | Recoverable Amount | Provision | Cost                  | Recoverable Amount | Provision |
| Time deposits with maturities of over 6 months |                       |                    |           |                       |                    |           |
| BIDV – Trang Tien Branch                       | 38,000,000,000        |                    |           | 54,000,000,000        |                    |           |
| VTB – Bac Hai Phong Branch                     | 37,000,000,000        |                    |           | -                     |                    |           |
| <b>Cộng</b>                                    | <b>75,000,000,000</b> |                    |           | <b>54,000,000,000</b> |                    |           |

**3. Receivables from customers**

| Item                                                | 30/09/2026<br>VND     |           | 01/01/2026<br>VND     |           |
|-----------------------------------------------------|-----------------------|-----------|-----------------------|-----------|
|                                                     | Carrying Amount       | Provision | Carrying Amount       | Provision |
| <b>a. Receivables from Customers</b>                |                       |           |                       |           |
| Hanoi Beer-Alcohol-Beverage Joint Stock Corporation | 24,500,115,735        |           | 56,858,198,140        |           |
| HABECO Trading One Member Limited Liability Company | 125,843,780           |           | -                     |           |
| <b>Total</b>                                        | <b>24,625,959,515</b> |           | <b>56,858,198,140</b> |           |
| <b>b. Receivables from related parties</b>          |                       |           |                       |           |
| Hanoi Beer-Alcohol-Beverage Joint Stock Corporation | 24,500,115,735        |           | 56,858,198,140        |           |
| HABECO Trading One Member Limited Liability Company | 125,843,780           |           | -                     |           |
| <b>Total</b>                                        | <b>24,625,959,515</b> |           | <b>56,858,198,140</b> |           |

**NOTES TO THE FINANCIAL STATEMENTS (Cont.)**

**4. Other Receivables**

| Item                  | 30/09/2026<br>VND  |           | 01/01/2026<br>VND  |           |
|-----------------------|--------------------|-----------|--------------------|-----------|
|                       | Carrying Amount    | Provision | Carrying Amount    | Provision |
| <b>Short-term</b>     |                    |           |                    |           |
| Advances to employees | 17,059,896         |           | 73,851             |           |
| Other receivables     | 586,819,894        |           | 557,759,894        |           |
| <b>Total</b>          | <b>603,879,790</b> |           | <b>557,833,745</b> |           |

**5. Inventories**

| Chỉ tiêu         | 30/09/2026<br>VND     |           | 01/01/2026<br>VND     |           |
|------------------|-----------------------|-----------|-----------------------|-----------|
|                  | Carrying Amount       | Provision | Carrying Amount       | Provision |
| Raw materials    | 12,836,839,333        |           | 13,595,209,195        |           |
| Tools            | 1,729,359,691         |           | 1,594,137,894         |           |
| Work in progress | 4,460,465,695         |           | 4,869,300,481         |           |
| Product          | 15,704,280,019        |           | 11,751,657,392        |           |
| Goods            | 15,188,390            |           | 16,630,459            |           |
| <b>Total</b>     | <b>34,746,133,128</b> |           | <b>31,826,935,421</b> |           |

**HABECO – HAI PHONG JOIN STOCK COMPANY**

Xuan Ang Village, An Lao Commune, Hai Phong City, Viet Nam

**FINANCIAL STATEMENTS**  
 For the 3<sup>rd</sup> quarter of 2026

**NOTES TO THE FINANCIAL STATEMENTS (Cont.)**
**6. Increase, decrease in tangible fixed assets**

Unit: VND

|                                     | Buildings and Structures | Machinery and Equipment | Transportation Vehicles | Management Tools | Total           |
|-------------------------------------|--------------------------|-------------------------|-------------------------|------------------|-----------------|
| <b>Fixed asset costs</b>            |                          |                         |                         |                  |                 |
| <b>Beginning Balance</b>            | 84,426,671,659           | 369,636,365,072         | 3,128,847,182           | 30,000,000       | 457,221,883,913 |
| Increase in the Period              | -                        | 2,551,200,000           | 1,182,509,091           | -                | 3,733,709,091   |
| - <i>Purchases in the Period</i>    | -                        | 2,551,200,000           | 1,182,509,091           | -                | 3,733,709,091   |
| Decrease in the Period              | -                        | -                       | -                       | -                | -               |
| - <i>Disposal, Sale</i>             | -                        | -                       | -                       | -                | -               |
| <b>Ending Balance</b>               | 84,426,671,659           | 372,187,565,072         | 4,311,356,273           | 30,000,000       | 460,955,593,004 |
| <b>Depreciation of fixed assets</b> |                          |                         |                         |                  |                 |
| <b>Beginning Balance</b>            | 35,740,029,802           | 354,243,329,541         | 3,128,847,182           | 29,250,000       | 393,141,456,525 |
| Increase in the Period              | 1,638,430,001            | 10,307,810,485          | 656,949                 | 750,000          | 11,947,647,435  |
| Decrease in the Period              | -                        | -                       | -                       | -                | -               |
| <b>Ending Balance</b>               | 37,378,459,803           | 364,551,140,026         | 3,129,504,131           | 30,000,000       | 405,089,103,960 |
| <b>Remaining Value</b>              |                          |                         |                         |                  |                 |
| <b>At the Beginning of the Year</b> | 48,686,641,857           | 15,393,035,531          | -                       | -                | 64,080,427,388  |
| <b>At the End of the Period</b>     | 47,048,211,856           | 7,636,425,046           | 1,181,852,142           | -                | 55,866,489,044  |

The remaining value at the end of the period used as collateral for loans: 47,048,211,856 VND  
 Cost of fully depreciated fixed assets still in use: 363,273,662,617 VND

NOTES TO THE FINANCIAL STATEMENTS (Cont,)

Unit: VND

7. Increase, decrease in Intangible fixed assets

| Item                                | Management software | Total       |
|-------------------------------------|---------------------|-------------|
| <b>Fixed asset costs</b>            |                     |             |
| <b>Beginning Balance</b>            | 486,000,000         | 486,000,000 |
| Increase in the Period              | -                   | -           |
| - <i>Purchases in the Period</i>    | -                   | -           |
| <b>Ending Balance</b>               | 486,000,000         | 486,000,000 |
| <b>Depreciation of fixed assets</b> |                     |             |
| <b>Beginning Balance</b>            | 1,045,161           | 1,045,161   |
| Increase in the Period              | 36,450,000          | 36,450,000  |
| <b>Ending Balance</b>               | 37,495,161          | 37,495,161  |
| <b>Remaining Value</b>              |                     |             |
| <b>At the Beginning of the Year</b> | 484,954,839         | 484,954,839 |
| <b>At the End of the Period</b>     | 448,504,839         | 448,504,839 |

8. Prepaid Expenses

| Item                                  | 30/09/2026<br>VND | 01/01/2026<br>VND |
|---------------------------------------|-------------------|-------------------|
| <b>a, Short-term Prepaid Expenses</b> |                   |                   |
| Other prepaid expenses                | 728,363,460       | 23,327,685        |
| <b>Total</b>                          | 728,363,460       | 23,327,685        |
| <b>b, Long-term Prepaid Expenses</b>  |                   |                   |
| Tools, instruments, repairs           | 6,629,857,780     | 9,090,427,809     |
| Compensation for land clearance       | 3,638,256,269     | 3,725,342,186     |
| <b>Total</b>                          | 10,268,114,049    | 12,815,769,995    |

9. Long-term construction in progress costs

| Item                                         | 30/09/2026<br>VND |           | 01/01/2026<br>VND |           |
|----------------------------------------------|-------------------|-----------|-------------------|-----------|
|                                              | Carrying Amount   | Provision | Carrying Amount   | Provision |
| <b>a, Long-term Construction in Progress</b> |                   |           |                   |           |
| Construction in progress – Other projects    | 4,363,015,632     |           | 152,107,666       |           |
| <b>Total</b>                                 | 4,363,015,632     |           | 152,107,666       |           |

**NOTES TO THE FINANCIAL STATEMENTS (Cont.)**

**10. Short – term Payable to Suppliers**

| Khoản mục                                           | 30/09/2026<br>VND     | 01/01/2026<br>VND     |
|-----------------------------------------------------|-----------------------|-----------------------|
| <b>a, Short-term payables</b>                       |                       |                       |
| Vietnam Industrial Boiler Company Limited           | 1,544,678,445         | 646,449,866           |
| Hanoi Beer-Alcohol-Beverage Joint Stock Corporation | -                     | 23,446,633,510        |
| Vietnam Industrial Gas Limited Liability Company    | 248,594,400           | 428,163,840           |
| Minh Khai commerce Joint Stock Corporation          | 1,991,082,080         | -                     |
| Other parties                                       | 6,704,685,552         | 8,852,479,776         |
| <b>Cộng</b>                                         | <b>10,489,040,477</b> | <b>33,373,726,992</b> |
| <b>b, Payables to related parties</b>               |                       |                       |
| Hanoi Beer-Alcohol-Beverage Joint Stock Corporation | -                     | 23,446,633,510        |

**11. Taxes and Other obligations to the State budget**

| Item                    | 01/01/2026<br>VND     | Amount Payable<br>in the Year | Amount Paid in<br>the Year | 30/09/2026<br>VND     |
|-------------------------|-----------------------|-------------------------------|----------------------------|-----------------------|
| <b>a, Taxes Payable</b> |                       |                               |                            |                       |
| Value Added Tax         | 4,776,229,767         | 24,842,178,881                | 18,382,776,084             | 11,235,632,564        |
| Special consumption tax | 33,287,196,532        | 181,258,531,068               | 194,222,222,204            | 20,323,505,396        |
| Corporate Income Tax    | 806,328,193           | 1,561,690,815                 | 858,473,543                | 1,509,545,465         |
| Personal Income Tax     | 21,212,411            | 183,019,470                   | 142,693,220                | 61,538,661            |
| Land rent, land tax     | -                     | 869,089,163                   | 434,544,582                | 434,544,581           |
| Other Taxes             | -                     | -                             | -                          | -                     |
| <b>Total</b>            | <b>38,890,966,903</b> | <b>208,714,509,397</b>        | <b>214,040,709,633</b>     | <b>33,564,766,667</b> |

**NOTES TO THE FINANCIAL STATEMENTS (Cont.)**

**12. Short-term financial leasehold loans and debts**

Unit : VND

| Item                | 30/09/2026<br>Value | Derived expenses |                 | 01/01/2026<br>Value |
|---------------------|---------------------|------------------|-----------------|---------------------|
|                     |                     | Increase         | Decrease        |                     |
| a. Short-term loans | -                   | 99,281,054,053   | 115,681,054,053 | 16,400,000,000      |
| BIDV (*)            | -                   | 99,281,054,053   | 115,681,054,053 | 16,400,000,000      |

(\*) Loan from BIDV - Trang Tien Branch under Credit Agreement No, 01/2025/21386439/HBTD dated October 31, 2025, Credit limit is 30,000,000,000 VND, Loan term is 12 months, interest rate according to each debt acknowledgment, Purpose of the loan is to meet working capital needs for production and business activities, The loan is secured by collateral in accordance with Mortgage Contract No, 01/2025/21386439/TC/HDBD dated October 24, 2025

NOTES TO THE FINANCIAL STATEMENTS (Cont,)

13. Dividends and Profit Payable

| Item              | 30/09/2026<br>VND  | 01/01/2026<br>VND  |
|-------------------|--------------------|--------------------|
| Dividends Payable | 404,755,200        | 111,182,000        |
| <b>Total</b>      | <b>404,755,200</b> | <b>111,182,000</b> |

14. Short – term accrued Expenses

| Item                      | 30/09/2026<br>VND  | 01/01/2026<br>VND |
|---------------------------|--------------------|-------------------|
| <b>Short-term</b>         |                    |                   |
| Accrued interest expenses | -                  | 12,131,507        |
| Other Expenses            | 106,073,000        | 80,000,000        |
| <b>Total</b>              | <b>106,073,000</b> | <b>92,131,507</b> |

15. Other Payables

| Item              | 30/09/2026<br>VND  | 01/01/2026<br>VND  |
|-------------------|--------------------|--------------------|
| <b>Short-term</b> |                    |                    |
| Trade Union fees  | 10,518,120         | 9,600,420          |
| Other Payables    | 142,628,094        | 619,058,469        |
| <b>Total</b>      | <b>153,146,214</b> | <b>628,658,889</b> |

16. Owner's Equity

a Statement of Changes in Owner's Equity

| Item                                   | Owner's<br>Investment  | Investment<br>and<br>development<br>fund | Retained Earnings<br>After Tax | Total                  |
|----------------------------------------|------------------------|------------------------------------------|--------------------------------|------------------------|
| <b>Beginning Balance<br/>Last Year</b> | <b>160,000,000,000</b> | <b>3,710,297,140</b>                     | <b>6,161,384,371</b>           | <b>169,871,681,511</b> |
| Profit from Last Year                  |                        |                                          | 2,824,748,535                  | 2,824,748,535          |
| <b>Beginning Balance<br/>This Year</b> |                        |                                          | (1,600,000,000)                | (1,600,000,000)        |
| Profit in This Period                  | 160,000,000,000        | 3,710,297,140                            | 7,386,132,906                  | 171,096,430,046        |
| Paying dividends                       |                        |                                          | 6,246,779,877                  | 6,246,779,877          |

**NOTES TO THE FINANCIAL STATEMENTS (Cont.)**

| Item                              | Owner's Investment     | Investment and development fund | Retained Earnings After Tax | Total                  |
|-----------------------------------|------------------------|---------------------------------|-----------------------------|------------------------|
| Appropriation to Funds            |                        |                                 | (2,982,228,704)             | (2,982,228,704)        |
| Dividend distribution             |                        |                                 | (4,160,000,000)             | (4,160,000,000)        |
| <b>Ending Balance This Period</b> | <b>160,000,000,000</b> | <b>3,710,297,140</b>            | <b>6,490,684,079</b>        | <b>170,200,981,219</b> |

**b Details of Owner's Investment**

|                                                      | 30/09/2026<br>VND      | %          | 01/01/2026<br>VND      | %          |
|------------------------------------------------------|------------------------|------------|------------------------|------------|
| Hanoi Beer-Alcohol-Beverage Joint Stock Corporation, | 106,706,800,000        | 67         | 106,706,800,000        | 67         |
| Ha Noi – Hai Phong Beer Joint stock Company          | 22,500,000,000         | 14         | 22,500,000,000         | 14         |
| Contributions from Other Entities                    | 30,793,200,000         | 19         | 30,793,200,000         | 19         |
| <b>Total</b>                                         | <b>160,000,000,000</b> | <b>100</b> | <b>160,000,000,000</b> | <b>100</b> |

**c Equity Transactions with Owners**

| Item                                  | Current Period  | Same Period Last Year |
|---------------------------------------|-----------------|-----------------------|
| Beginning Investment Capital          | 160,000,000,000 | 160,000,000,000       |
| Investment Capital Increase This Year | -               | -                     |
| Investment Capital Decrease This Year | -               | -                     |
| Ending Investment Capital             | 160,000,000,000 | 160,000,000,000       |

**d Shares**

|                                     | 30/09/2026<br>VND | 01/01/2026<br>VND |
|-------------------------------------|-------------------|-------------------|
| Number of Registered Shares Issued  | 16,000,000        | 16,000,000        |
| Number of Shares Sold to the Public | 16,000,000        | 16,000,000        |
| - <i>Common Shares</i>              | 16,000,000        | 16,000,000        |
| Number of Shares Bought Back        | -                 | -                 |
| Number of Shares Outstanding        | 16,000,000        | 16,000,000        |
| - <i>Common Shares</i>              | 16,000,000        | 16,000,000        |

- Par Value of Outstanding Shares: 10,000 VND/share

**HABECO – HAI PHONG JOIN STOCK COMPANY**

Xuan Ang Village, An Lao Commune, Hai Phong City, Viet Nam

**FINANCIAL STATEMENTS**

For the 3<sup>rd</sup> quarter of 2026

**NOTES TO THE FINANCIAL STATEMENTS (Cont.)**

**VI, ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INCOME STATEMENT**

**1. Revenue from sale of goods and rendering services**

| Item                                                | 3 <sup>rd</sup> quarter<br>of 2026<br>VND | 3 <sup>rd</sup> quarter<br>of 2025<br>VND | Cumulative from<br>the beginning of the<br>year to 30/09/2026<br>VND | Cumulative from<br>the beginning of the<br>year to 30/09/2025<br>VND |
|-----------------------------------------------------|-------------------------------------------|-------------------------------------------|----------------------------------------------------------------------|----------------------------------------------------------------------|
| <b>a, Revenue</b>                                   |                                           |                                           |                                                                      |                                                                      |
| Revenue from Finished Products, Goods               | 63,852,143,992                            | 54,975,559,203                            | 216,740,695,468                                                      | 150,474,329,144                                                      |
| <b>Total</b>                                        | <b>63,852,143,992</b>                     | <b>54,975,559,203</b>                     | <b>216,740,695,468</b>                                               | <b>150,474,329,144</b>                                               |
| <b>b, Revenue from Related Parties</b>              |                                           |                                           |                                                                      |                                                                      |
| Hanoi Beer-Alcohol-Beverage Joint Stock Corporation | 62,803,078,582                            | 54,975,559,203                            | 214,666,182,134                                                      | 149,449,224,449                                                      |
| <i>In which</i>                                     |                                           |                                           |                                                                      |                                                                      |
| - Revenue excluding VAT                             | 115,575,769,800                           | 100,372,781,260                           | 394,407,059,890                                                      | 273,052,340,350                                                      |
| - Special Consumption Tax                           | 52,772,691,218                            | 45,397,222,057                            | 179,740,877,756                                                      | 123,603,115,901                                                      |
| Ha Noi – Hai Phong Beer Joint stock Company         | 1,049,065,410                             |                                           | 2,074,513,334                                                        | 1,025,104,695                                                        |
| <i>In which</i>                                     |                                           |                                           |                                                                      |                                                                      |
| - Revenue excluding VAT                             | 1,817,865,000                             |                                           | 3,592,166,646                                                        | 1,773,705,938                                                        |
| - Special Consumption Tax                           | 768,799,590                               |                                           | 1,517,653,312                                                        | 748,601,243                                                          |

**NOTES TO THE FINANCIAL STATEMENTS (Cont.)**

**2. Cost of Goods Sold and services rendered**

| Item                             | 3 <sup>rd</sup> quarter<br>of 2026<br>VND | 3 <sup>rd</sup> quarter<br>of 2025<br>VND | Cumulative from the<br>beginning of the year<br>to 30/09/2026<br>VND | Cumulative from<br>the beginning of the<br>year to 30/09/2025<br>VND |
|----------------------------------|-------------------------------------------|-------------------------------------------|----------------------------------------------------------------------|----------------------------------------------------------------------|
| Cost of Finished Products, Goods | 57,981,182,114                            | 53,466,362,391                            | 203,601,499,979                                                      | 149,941,872,754                                                      |
| <b>Total</b>                     | <b>57,981,182,114</b>                     | <b>53,466,362,391</b>                     | <b>203,601,499,979</b>                                               | <b>149,941,872,754</b>                                               |

**3. Financial Income**

| Item                             | 3 <sup>rd</sup> quarter<br>of 2026<br>VND | 3 <sup>rd</sup> quarter<br>of 2025<br>VND | Cumulative from the<br>beginning of the year to<br>30/09/2026<br>VND | Cumulative from the<br>beginning of the year<br>to 30/09/2025<br>VND |
|----------------------------------|-------------------------------------------|-------------------------------------------|----------------------------------------------------------------------|----------------------------------------------------------------------|
| Interest from Deposits and loans | 1,638,424,730                             | 484,547,776                               | 3,406,597,060                                                        | 1,726,329,221                                                        |
| <b>Total</b>                     | <b>1,638,424,730</b>                      | <b>484,547,776</b>                        | <b>3,406,597,060</b>                                                 | <b>1,726,329,221</b>                                                 |

**4. Financial Expenses**

| Item          | 3 <sup>rd</sup> quarter<br>of 2026<br>VND | 3 <sup>rd</sup> quarter<br>of 2025<br>VND | Cumulative from the<br>beginning of the year<br>to 30/09/2026<br>VND | Cumulative from<br>the beginning of the<br>year to 30/09/2025<br>VND |
|---------------|-------------------------------------------|-------------------------------------------|----------------------------------------------------------------------|----------------------------------------------------------------------|
| Loan Interest | 10,226,848                                | 6,866,492                                 | 339,313,932                                                          | 154,055,318                                                          |
| <b>Total</b>  | <b>10,226,848</b>                         | <b>6,866,492</b>                          | <b>339,313,932</b>                                                   | <b>154,055,318</b>                                                   |

**NOTES TO THE FINANCIAL STATEMENTS (Cont.)**

**5. Selling Expenses and General Administrative Expenses**

| Item                                      | 3 <sup>rd</sup> quarter<br>of 2026<br>VND | 3 <sup>rd</sup> quarter<br>of 2025<br>VND | Cumulative from the<br>beginning of the year<br>to 30/09/2026<br>VND | Cumulative from<br>the beginning of the<br>year to 30/09/2025<br>VND |
|-------------------------------------------|-------------------------------------------|-------------------------------------------|----------------------------------------------------------------------|----------------------------------------------------------------------|
| <b>a, Selling Expenses</b>                |                                           |                                           |                                                                      |                                                                      |
| Tool, Material, Packaging Costs           | 76,760,403                                | 151,062,346                               | 231,877,496                                                          | 521,427,661                                                          |
| Depreciation of Fixed Assets              | 3,875,001                                 | 3,875,001                                 | 11,625,003                                                           | 11,625,003                                                           |
| Other Cash Expenses                       | 1,625,696,723                             | 31,020,717                                | 2,711,035,223                                                        | 76,541,438                                                           |
| <b>Total</b>                              | <b>1,706,332,127</b>                      | <b>185,958,064</b>                        | <b>2,954,537,722</b>                                                 | <b>609,594,102</b>                                                   |
| <b>b, General Administrative Expenses</b> |                                           |                                           |                                                                      |                                                                      |
| Labor Costs, Insurance                    | 1,498,096,019                             | 1,217,772,644                             | 4,429,865,106                                                        | 3,704,528,274                                                        |
| Material, Tool Costs                      | 18,870,323                                | 20,608,129                                | 45,127,353                                                           | 50,534,703                                                           |
| Depreciation of Fixed Assets              | 36,225,501                                | 53,729,079                                | 137,130,163                                                          | 161,187,237                                                          |
| Outsourced Service Costs                  | 321,078,155                               | 375,579,418                               | 985,725,988                                                          | 983,834,788                                                          |
| Other Costs                               | 466,088,512                               | 506,289,695                               | 1,129,034,042                                                        | 1,321,326,184                                                        |
| <b>Total</b>                              | <b>2,340,358,510</b>                      | <b>2,173,978,965</b>                      | <b>6,726,882,652</b>                                                 | <b>6,221,411,186</b>                                                 |

# HABECO – HAI PHONG JOIN STOCK COMPANY

Xuan Ang Village, An Lao Commune, Hai Phong City, Viet Nam

## FINANCIAL STATEMENTS

For the 2<sup>nd</sup> quarter of 2026

### NOTES TO THE FINANCIAL STATEMENTS (Cont.)

#### 6. Other Income

| Item                         | 3 <sup>rd</sup> quarter<br>of 2026<br>VND | 3 <sup>rd</sup> quarter<br>of 2025<br>VND | Cumulative from the<br>beginning of the year<br>to 30/09/2026<br>VND | Cumulative from<br>the beginning of the<br>year to 30/09/2025<br>VND |
|------------------------------|-------------------------------------------|-------------------------------------------|----------------------------------------------------------------------|----------------------------------------------------------------------|
| Income from Brewer's grains  | 133,375,680                               | 106,927,200                               | 394,327,200                                                          | 267,735,840                                                          |
| Income from Warehouse Rental | 174,111,879                               | 122,826,199                               | 437,307,214                                                          | 368,478,597                                                          |
| Other Income                 | 102,378,052                               | 66,847,522                                | 608,949,217                                                          | 235,281,943                                                          |
| <b>Cộng</b>                  | <b>409,865,611</b>                        | <b>296,600,921</b>                        | <b>1,440,583,631</b>                                                 | <b>871,496,380</b>                                                   |

#### 7. Other Expenses

| Item           | 3 <sup>rd</sup> quarter<br>of 2026<br>VND | 3 <sup>rd</sup> quarter<br>of 2025<br>VND | Cumulative from the<br>beginning of the year<br>to 30/09/2026<br>VND | Cumulative from<br>the beginning of the<br>year to 30/09/2025<br>VND |
|----------------|-------------------------------------------|-------------------------------------------|----------------------------------------------------------------------|----------------------------------------------------------------------|
| Tax penalty    | 5,610                                     |                                           | 4,365,146                                                            | -                                                                    |
| Other Expenses | 60,538,233                                | 43,437,993                                | 152,806,036                                                          | 115,407,428                                                          |
| <b>Total</b>   | <b>60,543,843</b>                         | <b>43,437,993</b>                         | <b>157,171,182</b>                                                   | <b>115,407,428</b>                                                   |



**NOTES TO THE FINANCIAL STATEMENTS (Cont.)**

**8. Production Costs by Factor**

| Item                         | 3 <sup>rd</sup> quarter<br>of 2026<br>VND | 3 <sup>rd</sup> quarter<br>of 2025<br>VND | Cumulative from the<br>beginning of the year<br>to 30/09/2026<br>VND | Cumulative from<br>the beginning of the<br>year to 30/09/2025<br>VND |
|------------------------------|-------------------------------------------|-------------------------------------------|----------------------------------------------------------------------|----------------------------------------------------------------------|
| Raw Material, Material Costs | 60,000,237,975                            | 47,022,954,278                            | 181,408,503,939                                                      | 122,874,092,968                                                      |
| Labor Costs                  | 3,748,476,128                             | 3,263,795,505                             | 11,191,227,478                                                       | 10,065,210,215                                                       |
| Depreciation of Fixed Assets | 878,470,095                               | 6,472,923,303                             | 11,947,647,435                                                       | 19,408,093,126                                                       |
| Outsourced Service Costs     | 2,574,216,757                             | 2,702,381,095                             | 7,870,156,680                                                        | 7,256,214,737                                                        |
| Other Costs                  | 2,310,071,601                             | 735,726,437                               | 4,409,172,662                                                        | 1,869,770,063                                                        |
| <b>Total</b>                 | <b>69,511,472,556</b>                     | <b>60,197,780,618</b>                     | <b>216,826,708,194</b>                                               | <b>161,473,381,109</b>                                               |

**NOTES TO THE FINANCIAL STATEMENTS (Cont.)**

**9. Current Corporate Income Tax**

The corporate income tax payable is determined with a tax rate of 20% on taxable income.

The Company's tax settlement will be subject to inspection by the tax authorities, Due to the application of laws and regulations regarding taxes on various transactions that can be interpreted in multiple ways, the tax amount presented in the financial statements may be subject to change based on the tax authorities' decisions.

The estimated current corporate income tax for 3<sup>rd</sup> quarter of 2026 is presented below:

| Item                                                                                    | 3 <sup>rd</sup> quarter<br>of 2026<br>VND | 3 <sup>rd</sup> quarter<br>of 2025<br>VND | Cumulative<br>from the<br>beginning of<br>the year to<br>30/09/2026<br>VND | Cumulative<br>from the<br>beginning of<br>the year to<br>30/09/2025<br>VND |
|-----------------------------------------------------------------------------------------|-------------------------------------------|-------------------------------------------|----------------------------------------------------------------------------|----------------------------------------------------------------------------|
| Profit Before Tax                                                                       | 3,801,790,891                             | (119,896,005)                             | 7,808,470,692                                                              | (3,970,186,043)                                                            |
| Adjustments to Increase or Decrease<br>Profit Before Tax to Determine Taxable<br>Income | -                                         | -                                         | -                                                                          | -                                                                          |
| - Adjustments to Increase                                                               | -                                         | -                                         | -                                                                          | -                                                                          |
| - Adjustments to Decrease                                                               | -                                         | -                                         | -                                                                          | -                                                                          |
| Taxable Profit                                                                          | 3,801,790,891                             | (119,896,005)                             | 7,808,470,692                                                              | (3,970,186,043)                                                            |
| Corporate Income Tax Rate                                                               | 20%                                       | 20%                                       | 20%                                                                        | 20%                                                                        |
| <b>Estimated Current Corporate Income<br/>Tax Payable</b>                               | <b>760,358,178</b>                        | <b>-</b>                                  | <b>1,561,690,815</b>                                                       | <b>-</b>                                                                   |

**10. Earnings per Share**

| Item                                                                                         | 3 <sup>rd</sup> quarter<br>of 2026<br>VND | 3 <sup>rd</sup> quarter<br>of 2025<br>VND | Cumulative<br>from the<br>beginning of<br>the year to<br>30/09/2026<br>VND | Cumulative<br>from the<br>beginning of<br>the year to<br>30/09/2025<br>VND |
|----------------------------------------------------------------------------------------------|-------------------------------------------|-------------------------------------------|----------------------------------------------------------------------------|----------------------------------------------------------------------------|
| Profit After Tax                                                                             | 3,041,432,713                             | (119,896,005)                             | 6,246,779,877                                                              | (3,970,186,043)                                                            |
| Adjustments to Increase or Decrease<br>Accounting Profit Allocated to<br>Common Shareholders |                                           |                                           |                                                                            |                                                                            |
| - Adjustments to Increase                                                                    |                                           |                                           |                                                                            |                                                                            |
| - Adjustments to Decrease                                                                    |                                           |                                           |                                                                            |                                                                            |
| Profit/(Loss) Allocated to Shareholders                                                      | 3,041,432,713                             | (119,896,005)                             | 6,246,779,877                                                              | (3,970,186,043)                                                            |
| Average Common Shares Outstanding                                                            | 16,000,000                                | 16,000,000                                | 16,000,000                                                                 | 16,000,000                                                                 |
| <b>Earnings per Share</b>                                                                    |                                           |                                           |                                                                            |                                                                            |
| - Basic Earnings                                                                             | 190                                       | (7)                                       | 390                                                                        | (248)                                                                      |
| - Diluted Earnings                                                                           | 190                                       | (7)                                       | 390                                                                        | (248)                                                                      |

**NOTES TO THE FINANCIAL STATEMENTS (Cont.)**

There were no potential diluted common shares during the year and up to the date of this report.

**VII, OTHER INFORMATION**

**1. Information on Related Parties**

During the period, in addition to sales revenue, the Company also had other transactions not including VAT with related parties, The main transactions are as follows:

| Related Parties                                     | Relationship                     | Transaction Details       | Transaction Value (VND) |
|-----------------------------------------------------|----------------------------------|---------------------------|-------------------------|
| Hanoi Beer-Alcohol-Beverage Joint Stock Corporation | Parent company                   | Purchase of raw materials | 148,593,663,340         |
|                                                     |                                  | Rental of canning line    | 1,482,057,397           |
| HABECO Commerce One Member Company Limited          | Affiliate within the same system | Warehouse rental          | 436,859,502             |
|                                                     |                                  | Purchase goods            | 100,768,422             |
|                                                     |                                  | Cargo handling            | 176,000,000             |
| Ha Noi – Hai Phong Beer Joint Stock Company         | Affiliate within the same system | Purchase of raw materials | 128,179,150             |

**2. Segment Reporting**

**Segment reporting based on business fields**

The Company's main business activity is the production and trading of beer products, so it does not present segment reporting based on business fields.

**Segment reporting based on geographical area**

The Company only operates within the geographical area of Vietnam.

**3. Financial Instruments**

**a) Financial Risk Management**

Overview: The financial risks faced by the Company due to the use of financial instruments are:

- Credit risk
- Liquidity risk
- Market risk

**b) Credit Risk**

Credit risk is the risk that a counterparty will not fulfill its obligations under a financial instrument or customer contract, leading to financial loss, The Company faces credit risk from its business operations (primarily from trade receivables) and from its financial activities, including bank deposits and other financial instruments.

**Cash Deposits and Cash Equivalents**

Most of the Company's bank deposits are held at large reputable banks in Vietnam, The Company perceives the concentration of credit risk in bank deposits to be low.

**NOTES TO THE FINANCIAL STATEMENTS (Cont.)**

**Trade Receivables and Other Receivables**

The management of customer credit risk is based on the Company's policies, procedures, and control processes related to managing customer credit risk, Trade receivables that are overdue are closely monitored, Analyses of the potential for provisions are conducted at the reporting date based on each major customer, Based on this, the Company does not have a concentrated credit risk.

**c) Liquidity Risk**

Liquidity risk is the risk that the Company will have difficulty meeting its financial obligations due to a lack of funds, The Company's liquidity risk primarily arises from the mismatch in the maturities of financial assets and financial liabilities.

The Company monitors liquidity risk by maintaining cash and cash equivalents at a level that the Board of Directors considers sufficient to support the Company's business operations and to minimize the impact of changes in cash flows

Information on the maturity of the Company's financial liabilities based on undiscounted contractual amounts is as follows:

| Item                                     | Under 1 year          | Over 1 year | Total                 |
|------------------------------------------|-----------------------|-------------|-----------------------|
| <b>Ending Balance</b>                    | <b>46,868,335,620</b> | <b>-</b>    | <b>46,868,335,620</b> |
| Borrowings and finance lease liabilities | -                     |             | -                     |
| Trade Payables                           | 10,489,040,477        | -           | 10,489,040,477        |
| Accrued Expenses                         | 106,073,000           |             | 106,073,000           |
| Other Payables                           | 36,273,222,143        |             | 36,273,222,143        |
| <b>Beginning Balance</b>                 | <b>93,220,114,183</b> | <b>-</b>    | <b>93,220,114,183</b> |
| Borrowings and finance lease liabilities | 16,400,000,000        |             | 16,400,000,000        |
| Trade Payables                           | 33,373,726,992        | -           | 33,373,726,992        |
| Accrued Expenses                         | 92,131,507            |             | 92,131,507            |
| Other Payables                           | 43,354,255,684        | -           | 43,354,255,684        |

The Company believes that the level of concentration risk in repayment is low, The Company has the ability to pay its due debts from cash flows from business operations and receipts from maturing financial assets.

**d) 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 includes three types: currency risk, interest rate risk, and other price risks.

**Currency Risk**

Currency 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 currency risk by considering current and



**NOTES TO THE FINANCIAL STATEMENTS (Cont.)**

expected market conditions when planning future transactions in foreign currencies, The Company monitors risks related to financial assets and liabilities payable 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 changes in market interest rates primarily relates to short-term deposits and loans.

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

The Company does not perform sensitivity analysis for interest rates as the risk from interest rate changes at the reporting date is not significant, or financial liabilities have fixed interest rates.

**Other Price Risks**

Other price risks are the risks that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market prices outside of interest rate and exchange rate changes.

**4. Going Concern Information**

During the period, there were no significant activities or events that affected the Company's ability to continue as a going concern, Therefore, the Company's financial statements are prepared on the basis that it will continue to operate as a going concern.

**5. Comparative Information**

Comparative figures are figures in the financial statements for the fiscal year ending December 31, 2025, and financial statements for 3<sup>rd</sup> quarter of 2025.

*Approved: October 13, 2026*

**PREPARED BY**



**Dao Van Thanh**

**CHIEF ACCOUNTANT**



**Nguyen Thi Huong Giang**

**LEGAL REPRESENTATIVE**



**Nguyen Hoang Giang**