HA NOI – HAI DUONG BEER JOINT STOCK COMPANY

FINANCIAL STATEMENT

Quarter 3 Year 2026

HA NOI - HAI DUONG BEER JOINT STOCK COMPANY
Quan Thanh Street, Thanh Dong Ward, Hai Phong City, Viet Nam

BALANCE SHEET

Date 30 month 09 year 2026

Currency: VND

ARTICLE	Code	Note	Ending balance	Beginning balance
A - SHORT-TERM ASSETS	**100**		**106.135.953.453**	**71.586.038.389**
I. CASH AND CASH EQUIVALENTS	**110**	**V.I**	**9.138.872.684**	**1.378.607.061**
1. Cash	111		9.138.872.684	1.378.607.061
2. Cash Equivalents	112			
II. SHORT-TERM INVESTMENTS	**120**		**70.000.000.000**	**44.555.200.000**
1. Trading Securities	121			
2. Allowances for decline in value of trading securities	122			
3. Held-to-Maturity Investments	123	V.2	70.000.000.000	44.555.200.000
4. Provision on held-to-maturity investments	124			
5. Other short-term investments	125			
6. Provision for loss on other short-term investments	126			
III. SHORT-TERM RECEIVABLES	**130**		**3.408.195.033**	**243.442.600**
1. Short-term trade receivables	131	V.3		50.520.000
2. Short-term repayments to suppliers	132		3.303.926.400	192.922.600
3. Short-term intra-company receivables	133			
4. Receivables under schedule of construction contract	134			
5. Other Short-term Receivables	135	V.4	104.268.633	
6. Short-term allowances for doubtful debts	136			
7. Shortage of assets awaiting resolution	137			
IV. INVENTORIES	**140**	**V.5**	**23.588.885.736**	**25.408.788.728**
1. Inventories	141		23.588.885.736	25.408.788.728
2. Allowances for decline in value of inventories	142			
V. Short-term Biological Assets	**150**			
1. Consumable Livestock in short-term	**151**			
2. Consumable Plants or Seasonal Crops in short-term	**152**			
3. Provision for Loss on Short-term Biological Assets	153			
V. OTHER CURRENT ASSETS	**160**			
1. Short-term Deferred Expenses	161			
2. Deductible VAT	162			
3. Taxes and other receivables from government budget	163			
4. Government bonds purchased for resale	164			
5. Others Current Assets	165			
B - LONG-TERM ASSETS	**200**		**27.408.765.048**	**26.781.584.523**
I. LONG-TERM RECEIVABLES	**210**			
1. Long-term trade receivables	211			
2. Long-term repayments to suppliers	212			
3. Working capital provided to sub-units	213			
4. Long-term intra-company receivables	214			
5. Other Long-term Receivables	215			
6. Long-term allowances for doubtful debts	216			

ARTICLE	Code	Note	Ending balance	Beginning balance
II. FIXED ASSETS	**220**		**16.698.083.898**	**16.369.299.932**
1. Tangible Fixed Assets	221	V.6	15.525.590.047	15.196.806.081
- Historical Cost	222		310.638.828.256	307.532.885.395
- Accumulated Depreciation	223		(295.113.238.209)	(292.336.079.314)
2. Finance lease fixed assets	224			
- Historical Cost	225			
- Accumulated Depreciation	226			
3. Intangible Fixed Assets	227	V.8	1.172.493.851	1.172.493.851
- Historical Cost	228		1.457.244.000	1.457.244.000
- Accumulated Depreciation	229		(284.750.149)	(284.750.149)
III. Long-term Biological Assets	**230**			
1. Bearer Livestock	231			
a) Bearer Livestock: Cost of Immature Phase	232			
b) Bearer Livestock: Cost of Mature Phase	233			
- Original Cost	234			
- Accumlated Depreciation	235			
2. Consumable Livestock in long-term	236			
3. Consumable Plants or Seasonal Crops in long-term	237			
4. Provision for Loss on Biological Assets: Long term	238			
III. INVESTMENT PROPERTIES	**240**			
- Historical Cost	241			
- Accumulated Depreciation	242			
IV. LONG-TERM ASSETS IN PROGRESS	**250**		**950.076.000**	
1. Long-term Work In Progress	251			
2. Construction in progress	252		950.076.000	
V. LONG-TERM INVESTMENTS	**260**			
1. Investments in Subsidiaries	261			
2. Investments in joint ventures and associates	262			
3. Investments in equity of other entities	263			
4. Provision for loss on investments in other companies in long-term	264			
5. Held-to-Maturity Investments	265			
6. Provision for loss on held-to-maturity investments in long-term	266			
VI. OTHER LONG-TERM ASSETS	**270**		**9.760.605.150**	**10.412.284.591**
1. Long-term Deferred Expenses	271	V.12	9.760.605.150	10.412.284.591
2. Deferred Income Tax Assets	272			
3. Long-term equipment and spare parts for replacement	273			
4. Other long-term assets	274			
TOTAL ASSETS	**280**		**133.544.718.501**	**98.367.622.912**
C - LIABILITIES	**300**		**56.352.131.550**	**24.214.929.035**
I. SHORT-TERM LIABILITIES	**310**		**56.352.131.550**	**24.214.929.035**
1. Short-term trade payables	311	V.15	787.790.168	1.073.373.648
2. Short-term prepayments from customers	312		1.305.370.845	53.164.800
3. Dividend and interest payables	313		105.182.100	105.182.100
4. Taxes and other payables to government budget in short-term	314	V.16	26.087.795.934	6.347.883.443
5. Payables to employees	315		9.494.165.180	4.160.929.166
6. Short-term accrued expenses	316			

HANOI - HAIDUONG BEER JOINT STOCK COMPANY
Quan Thanh Street, Thanh Dong Ward, Hai Phong City

INCOME STATEMENT

Date from 01/04/2026 to 30/06/2026

Currency: VND

ITEMS	Code	Note	Period		Accumulation	
			Current	Previous	Current	Previous
1. Revenue from sale of goods and rendering of services	01	V.24	66,450,463,712	64,031,142,568	165,773,847,801	138,977,349,070
2. Revenue deductions	02	V.24	3,868,073,220	1,955,228,001	7,091,833,920	2,076,430,001
3. Net revenue from sale of goods and rendering of services (10=01-02)	10		62,582,390,492	62,075,914,567	158,682,013,881	136,900,919,069
4. Cost of goods sold	11	V.25	44,362,919,134	46,691,715,554	113,298,848,114	99,821,211,871
5. Gross revenues from sale of goods and rendering of services (20=10-11)	20		18,219,471,358	15,384,199,013	45,383,165,767	37,079,707,198
6. Profit and Loss from the investment property selling	21					
7. Finance income	22	V.24	203,149,665	309,793,461	918,990,748	938,572,495
8. Finance expenses	23	V.26				
- In which: Interest expenses	24					
9. Selling expenses	25		8,123,641,434	8,175,780,203	22,156,759,870	18,524,748,966
10. General and administrative expenses	26		4,336,971,872	3,009,434,570	10,457,942,897	9,444,489,866
11. Net profits from operating activities {30=20+21+22-(23+25+26)}	30		5,962,007,717	4,508,777,701	13,687,453,748	10,049,040,861
12. Other income	31		28,863,636	14,372,727	28,863,636	29,259,727
13. Other expenses	32					
14. Other profit (40=31-32)	40		28,863,636	14,372,727	28,863,636	29,259,727
15. Accounting profit before tax (50=30+40)	50		5,990,871,353	4,523,150,428	13,716,317,384	10,078,300,588
16. Current corporate income tax expense	51	V.28	1,198,174,271	904,630,086	2,743,263,477	2,015,660,118
17. Deferred tax expense	52					
18. Net profit after tax (60=50-51-52)	60		4,792,697,082	3,618,520,342	10,973,053,907	8,062,640,470
19. Basic earnings per share	70					
20. Diluted earnings per share	71					

Prepared on 12 October 2026

Bookkeeper	Chief Accountant	Director
Hà Thị Thuỳ Dương	KẾ TOÁN TRƯỞNG Đặng Thị Minh Duyệt	GIÁM ĐỐC Trần Huy Loãn

M.S.D.N: 0800283766 - M.S.D.D: 0302103000 21
CÔNG TY CỔ PHẦN BIA HÀ NỘI - HẢI DƯƠNG
VIỆT NAM

HANOI – HAI DUONG BEER JOINT STOCK COMPANY
Quan Thanh Street, Thanh Dong Ward, Hai Phong City

CASH FLOW STATEMENT

(Indirect method)

Date from 01/07/2026 to 30/09/2026

ITEMS	Code	Note	Accumulation	
			Current	Previous
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Profit before tax	**1**		**13,716,317,384**	**10,078,300,588**
2. Adjustments for				
- Depreciation of fixed assets and investment property	2		3,853,642,183	3,303,888,312
- Provisions	3			
- Foreign exchange loss due to revaluation of monetary items	4			
- Profits from investing activities	5		(947,854,384)	(952,945,222)
- Interest expenses	6			
- Other adjustments	7			
3. Operating profit before changes in working capital	**8**		**16,622,105,183**	**12,429,243,678**
- Increase/Decrease in Receivables	9		(1,609,552,433)	(904,753,131)
- Increase/Decrease in inventories	10		1,819,902,992	(4,254,488,354)
- Increase/Decrease in Payables (excluding payable loan interest and enterprise income tax)	11		28,393,986,084	26,508,577,045
- Increase/Decrease in Deferred Expenses	12		651,679,441	(3,154,538,399)
- Increase (Decrease) in trading securities	13			
- Interest paid	14			
- Corporate income tax paid	15		(1,795,915,471)	(1,636,897,106)
- Other Cash Payments to Business Activities	16		3,824,360,833	1,705,020,000
- Other cash outflows for operating activities	17		(4,252,019,241)	(3,278,843,082)
Net cash flows from operating activities	**20**		**43,654,547,388**	**27,413,320,651**
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Purchase and construction of fixed assets and other long-term assets	21		(5,132,502,149)	(2,580,568,200)
2. Proceeds from disposals of fixed assets and other long-term assets	22		28,863,636	14,372,727
3. Loans to other entities and payments for purchase of debt instruments of other entities	23		(80,127,200,000)	(70,000,000,000)
4. Collections from borrowers and proceeds from sale of debt instruments of other entities	24		53,127,200,000	52,000,000,000
5. Payments for investments in other entities	25			
6. Proceeds from sale of investments in other entities	26			
7. Cash receipts from interests, dividends and profits shared	27		918,990,748	938,572,495
Net cash flows from investing activities	**30**		**(31,184,647,765)**	**(19,627,622,978)**
III. CASH FLOWS FROM FINANCIAL ACTIVITIES				
1. Capital contribution and issuance of shares	31			
2. Repayment of contributed capital or repurchase of issued shares	32			
3. Drawdown of borrowings	33			
4. Repayment of borrowings	34			
5. Payment of principal of finance lease liabilities	35			
6. Dividends paid/Profit distributed	36		(4,709,634,000)	(4,710,198,000)
Net Cash Flows from Financial Activities	**40**		**(4,709,634,000)**	**(4,710,198,000)**
Net increase in cash for the year (50 = 20+30+40)	**50**		**7,760,265,623**	**3,075,499,673**
Cash at beginning of year	**60**		**1,378,607,061**	**874,168,132**
Effect of exchange rate on cash and cash equivalents	**61**			
Cash at end of year	**70**		**9,138,872,684**	**3,949,667,805**

Prepared on 12 October 2026

Prepared by	Chief Accountant	Director
Hà Thị Thuỳ Dương	KẾ TOÁN TRƯỞNG Đặng Thị Minh Duyệt	GIÁM ĐỐC Trần Huy Loãn

ARTICLE	Code	Note	Ending balance	Beginning balance
7. Short-term intra-company payables	317			
8. Payables under schedule of construction contract	318			
9. Short-term Defered Revenues	319			
10. Other Short-term Payables	320	V.18	14.128.601.096	10.827.038.076
11. Short-term borrowings and finance lease liabilities	321			
12. Short-term provisions	322			
13. Bonus and welfare fund	323		4.443.226.227	1.647.357.802
14. Price Stabilisation Fund	324			
15. Government bonds purchased for resale	325			
II. LONG-TERM LIABILITIES	**330**			
1. Long-term trade payables	331			
2. Long-term repayments from customers	332			
3. Taxes and other payables to government budget in long-term	333			
4. Long-term accrued expenses	334			
5. Intra-company payables for operating capital received	335			
6. Long-term intra-company payables	336			
7. Long-term Defered Revenues	337			
8. Other Long-term Payables	338			
9. Long-term borrowings and finance lease liabilities	339			
10. Convertible Bonds	340			
11. Preferred Shares	341			
12. Deferred income tax payables	342			
13. Long-term provisions	343			
14. Science and Technology Development Fund	344			
D - OWNER'S EQUITY	**400**	**V21.1**	**77.192.586.951**	**74.152.693.877**
1. Contributed capital	411		40.000.000.000	40.000.000.000
- Ordinary Shares with Voting Right	411A		40.000.000.000	40.000.000.000
- Preferred Shares	411B			
2. Capital surplus	412			
3. Conversion options on convertible bonds	413			
4. Other capital	414			
5. Treasury shares	415			
6. Differences upon asset revaluation	416			
7. Exchange Rate Differences	417			
8. Development and investment funds	418	V.21.5	25.834.533.044	25.834.533.044
9. Other equity funds	419			
10. Undistributed profit after tax	420		11.358.053.907	8.318.160.833
- Undistributed profit after tax brought forward	420A		385.000.000	1.374.498.950
- Undistributed profit after tax for the current year	420B		10.973.053.907	6.943.661.883
TOTAL SOURCES	**440**		**133.544.718.501**	**98.367.622.912**

Prepared on 12 October 2026

Bookkeeper	Chief Accountant	Director
Hà Thị Thuý Dương	KẾ TOÁN TRƯỞNG Đặng Thị Minh Duyệt	GIÁM ĐỐC Trần Huy Loãn

NOTES TO THE FINANCIAL STATEMENTS
From 01/07/2026 to 30/09/2026

I. Business Operation Characteristics

1. Ownership form : Joint Stock Company

Hanoi – Hai Duong Beer Joint Stock Company was converted from a state-owned enterprise (Hai Duong Beer – Beverage Company) under Decision No. 3192/QD-UB dated August 12, 2003, issued by the People's Committee of Hai Duong Province. The company operates under Business Registration Certificate No. 0800283766, issued by the Department of Planning and Investment of Hai Duong Province on September 19, 2003, with the 10th amendment registered on August 12, 2025.

2. Operating field

Operating field are production and trading.

3. Business industry

The company's primary business activities are : production and sale of beer products.

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.

II. Fiscal year and accounting currency

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. Applied accounting standards and system

1. Applicable Accounting Regime

The Company applies the Vietnamese Corporate Accounting Regime issued under Circular No. 99/2025/TT-BTC dated October 27, 2025 as well as other guiding circulars on the implementation of accounting standards issued by the Ministry of Finance in the preparation of financial statements.

2. Statement of Compliance with Accounting Standards and Accounting 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.

3. Applicable accounting form

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

IV. APPLIED ACCOUNTING POLICIES

1. 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.

2. 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.

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 period.

3. 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 period. 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.

4. 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 period 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.

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 separate 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.

5. 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	06 – 15	06 – 15
Machinery and equipment	05 – 12	05 – 12
Means of transportation	06 – 10	06 – 10
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.

6. Recognition and allocation principles for prepaid expenses

Prepaid expenses that relate solely to production and business expenses within the year 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.

7. 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:

- 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.

8. 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.

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 Directors, 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.

9. 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.
- 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 year, 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 separate 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).

10. Principles for Recognition of Cost of Goods Sold

Cost of goods sold is recognized in accordance with the revenue generated during the year 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.

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.

11. Principles for recognition of financial expenses

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

Reflect financial operating expenses including expenses or losses related to financial investment activities, expenses for lending and borrowing capital, expenses for capital contribution to joint ventures and associates, losses from transfer of short-term securities, transaction expenses for selling securities; provisions for devaluation of trading securities, provisions for losses on investment in other entities, losses arising from foreign currency sale, foreign exchange rate losses, etc.

12. 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...).

13. 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.

14. 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.

15. 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.

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

16. 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.

V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET

1. Cash and cash equivalents

	Ending balance VND	Beginning balance VND
Cash on hand	1,362,069,493	757,360,061
Demand deposits	7,776,803,191	621,247,000
Total	**9,138,872,684**	**1,378,607,061**

2. Short – term investments held to maturity : As of 30/09/2026, this includes time deposits at the following banks :

	Historical Cost VND	Book value VND
Sai Gon – Ha Noi Commercial Joint Stock Bank, Hai Duong Branch	17,000,000,000	17,000,000,000
Joint Stock Commercial Bank for Foreign Trade of Vietnam, Hai Duong Branch	10,000,000,000	10,000,000,000
Sai Gon Treasure Commercial Joint Stock Bank – Dao Tan Transaction Office	43,000,000,000	43,000,000,000
Total	**70,000,000,000**	**70,000,000,000**

3. Receivable from customers

	Ending balance	Beginning balance
	VND	VND
Short – term trade receivables from customers	0	50,520,000
Total	**0**	**50,520,000**

4. Other receivables

Short – term	Ending balance	Beginning balance
	VND	VND
Advances payment	100,000,000	
Other short – term receivables	4,268,633	
Total	**104,268,633**	

5. Inventories

	Ending balance	Beginning balance
	VND	VND
Raw materials, materials	14,859,195,557	16,366,806,700
Tools and equipments	3,164,563,211	3,997,516,281
Cost of manufacture and trade in progress	4,837,366,446	4,345,941,232
Finished goods	568,100,711	627,572,559
Goods	159,659,811	70,951,956
Total	**23,588,885,736**	**25,408,788,728**

6. Increases, decreases in tangible fixed asset

	Buildings and structures	Machinery and equipment	Motor vehicles	Office equipment	Total
	VND	**VND**	**VND**	**VND**	**VND**
COST					
Opening balance	**37,880,787,131**	**261,820,513,168**	**11,253,240,308**	**718,770,937**	**311,673,311,544**
Increase during the period	-				
Decrease during the period	-		1,034,483,288		1,034,483,288
Ending balance	**37,880,787,131**	**261,820,513,168**	**10,218,757,020**	**718,770,937**	**310,638,828,256**
ACCUMULATED DEPRECIATION					
Opening balance	**37,225,744,183**	**247,906,015,331**	**9,032,320,302**	**683,874,271**	**294,847,954,087**
Additions	52,043,770	1,099,956,492	145,962,147	1,805,001	1,299,767,410
Disposals			1,034,483,288		1,034,483,288
Ending balance	**37,277,787,953**	**249,005,971,823**	**8,143,799,161**	**685,679,272**	**295,113,238,209**
NET BOOK VALUE					
Opening balance	**655,042,948**	**13,914,497,837**	**2,220,920,006**	**34,896,666**	**16,825,357,457**
Ending balance	**602,999,178**	**12,814,541,345**	**2,074,957,859**	**33,091,665**	**15,525,590,047**

* The cost of tangible fixed assets have been fully depreciated but still in use : 257,825,909,548

7. Increases, decreases in financial leased fixed asset

	Buildings and structures	Machinery and equipment	Motor vehicles	Office equipment	Total
	VND	VND	VND	VND	VND
COST					
Opening balance	-	-	-	-	-
Additions	-	-	-	-	-
Disposals	-	-	-	-	-
Ending balance	-	-	-	-	-
	-	-	-	-	-
ACCUMULATED DEPRECIATION					
Opening balance	-	-	-	-	-
Additions	-	-	-	-	-
Disposals	-	-	-	-	-
Ending balance	-	-	-	-	-
	-	-	-	-	-
NET BOOK VALUE					
Opening balance	-	-	-	-	-
Ending balance	-	-	-	-	-

8. Increases, decreases intangible assets

	Land use rights	Copyright	Computer software	Others	Total
Cost	VND	VND	VND	VND	VND
Beginning balance	**1.457.244.000**				**1,457,244,000**
Additions	-				-
Decreases	-				-
Ending balance	**1.457.244.000**				**1,457,244,000**
Accumulated amortisation					
Beginning balance	**284.750.149**				**284,750,149**
Charge for the year	-				-
Decreases	-				-
Ending balance	**284.750.149**				**284,750,149**
NET BOOK VALUE					
Beginning balance	**1.172.493.851**				**1,172,493,851**
Ending balance	**1.172.493.851**				**1,172,493,851**

9. Construction in progress

	Ending balance VND	Beginning balance VND
Project:	950,076,000	-
	950,076,000	-

10. Increases, decreases in the investment properties

	Beginning balance	Additions	Decreases	Ending balance
COST				
Land use rights				
Buildings				
...				
Accumulated amortisation				
Land use rights				
Buildings				
...				
NET BOOK VALUE				
Land use rights				
Buildings				
...				

11. Financial investment

	Ending balance VND	Beginning balance VND
11.1. Short – term financial investment	-	-
- Short – term securities investment:		
+ Short – term securities are equivalent to cash		
+ Other short – term securities investment		
+ Provision for impairment of short - term securities investment		
- Other short – term investment		
- Net value of short – term financial investment		
11.2. Long – term financial investment	-	-
- Investment in Subsidiaries		
- Investment in Associates		

- Investment in Jointly controlled business		
- Other long – term investments:		
+ Long -term stock investment		
+ Long – term loans		
+ Other long – term investments		
- Provision for impairment of long - term securities investment		
- Net value of long – term financial investments		
	-	-

12. Other long – term assets

	Ending balance VND	Beginning balance VND
Long – term deferred expenses		10,412,284,591
Beginning balance	10,412,284,591	
- Increase	8,421,381,823	
- Transferred into production and business axpenses during the year	9,073,061,264	
- Other reductions		
Ending balance	9,760,605,150	

13. Deferred tax assets

	Ending balance VND	Beginning balance VND
-	-	-
-	-	-
	-	-

14. Loans and obligations under finance leases

	Ending balance VND	Beginning balance VND
- Short-term borrowings	-	-
- Long – term loans due	-	-
- Finance leases due for payment	-	-
- Bonds issued at maturity	-	-
	-	-

15. Short – term trade payables

	Ending balance VND	Beginning balance VND
- Short – term trade payables	787,790,168	1,073,373,648
- Deferred revenue	1,305,370,845	53,164,800
	2,093,161,013	**1,126,538,448**

16. Taxes and other receivables from payables to the state budget

	Ending balance VND	Beginning balance VND
16.1. Payables		
- Value added tax	11,280,337,929	364,490,301
- Excise duty	11,959,841,749	4,039,177,510
- Profit tax	2,743,263,477	1,795,915,471
- Personal income tax	104,352,779	148,300,161
- Natural resource tax	-	-
- Land & housing tax, land rental charges		
- Other taxes	-	-
16.2. Fee & charge & other payables		
- Fee, charge	-	-
- Other payables	-	-
	26,087,795,934	**6,347,883,443**

17. Accrued expenses

	Ending balance VND	Beginning balance VND
- Accrued expenses	-	-
- Provision fund for severance allowances		
	-	-

18. Dividends payables and others short – term payables

	Ending balance VND	Beginning balance VND
- Surplus assets awaiting for resolution	-	-
- Trade Union fees	-	-
- Social insurance	-	-
- Health insurance	-	-

- Unrealized turnover	-	-
- Dividends payable	105,182,100	105,182,100
- Others	14,128,601,096	10,827,038,076

19. Internal long – term payables

	Ending balance	Beginning balance
	VND	VND
- Long – term internal payables on financing	-	-
- Internal long – term loans	-	-
- Other		
	-	-

20. Long – term loans and debts

	Ending balance	Beginning balance
	VND	VND
20.1. Long-term borrowings	-	-
Bank loans	-	-
Other loans	-	-
20.2. Long-term liabilities	-	-
Finance lease		
Bond issue		
Other loans		
	-	-

20.3. *Finance lease*

	Current year			Prior year		
	VND			VND		
	Total payment finance lease	Pay rental interest	Principal interest	Total payment finance lease	Pay rental interest	Principal interest
- On demand or within one year						
- In the sencond to fifth year inclusive						
- After five years						

21. Owners' equity

	Current period VND	Previous period VND
21.1. Details of owner's investment capital	-	-
- State investment capital		
- Share capital surplus	-	-
- Stock funds	-	-
* Value of bond converted into stock during the year	-	-
21.2. Capital transactions with owners and distribution of dividends, profits		
- Owners' contributed capital	40,000,000,000	40,000,000,000
- Increased during the year	-	-
- Decreased during the year	-	-
- Owners' contributed capital at the end of the year	40,000,000,000	40,000,000,000
- Dividends paid	4,800,000,000	4,800,000,000
21.3. Dividends		
- Dividends declared after the end of the accounting year:	-	-
- Unrecorded cumulative preferred stock dividends:	-	-
21.4. Stocks	-	-
- Number of shares issued		
+ Bonus shares		
+ Preference shares		
- Number of shares bought back		
+ Bonus shares		
+ Preference shares		
- Number of shares outstanding		
+ Bonus shares		
+ Preference shares		
* Share value:		
21.5. Other funds belonging to owners' equity	-	-
- Investment and development fund	25,834,533,044	25,834,533,044
- Profit from financial activities	-	-
- Other funds		
21.6. Purpose of establishing development investment funds, financial reserve funds, and other equity – based funds	-	-
21.7. Income and expenses, profits or losses		

directly accounted into equity in accordance with other accounting standards

22. Budget resources

	Current period	Previous period
	VND	VND
- Allocated funding during the year	-	-
- Operating expenditure	-	-
- Remaining funding balance at the end of the year	-	-
	-	-

23. Leasehold assets

	Current period	Previous period
	VND	VND
23.1. Value of leasehold assets	-	-
- Leasehold assets	-	-
- Other	-	-
23.2 Minimum lease payment in the future under non-cancellable operating lease under the following terms:	-	-
- Within one year	-	-
- In the second to fifth year inclusive	-	-
- After five years	-	-
	-	-

24. Revenue

	Current period	Previous period
	VND	VND
24.1. Total revenue	**107,167,323,678**	**101,423,105,258**
- Goods sale	107,167,323,678	101,423,105,258
- Services sale	-	-
Deductions		
- Sales discount	3,868,073,220	1,955,228,001
- Returned goods	-	-
- Special consumption tax	40,716,859,966	37,391,962,690
- VAT payable (direct method)	-	-
- Export tax	-	-
Net sales	**62,582,390,492**	**62,075,914,567**

Of which:		
+ Sale from goods services	62,582,390,492	62,075,914,567
+ Net revenue from service exchanges		

24.2. Finance income

	Current period	Previous period
	VND	VND
- Interest income from deposits and loans.	203,149,665	309,793,461
- Interest income from investment in bonds, promissory notes, and treasury bills.		
- Dividends and profits received.		
- Foreign exchange gain.		
	203,149,665	**309,793,461**

24.3. Revenue from construction contracts

	Current period	Previous period
	VND	VND
- Revenue recognized during the period	-	-
- Cumulative revenue recognized up to the reporting date	-	-
- Payables to customers related to construction contracts	-	-
- Receivable from customers related to construction contracts	-	-
	-	-

25. Cost of goods sold and services rendered

	Current period	Previous period
	VND	VND
- Cost of finished goods	44,366,723,378	46,691,715,554
- Cost of mechandise	-	-
- Cost of services	-	-
	44,366,723,378	**46,691,715,554**

26. Financial expenses

	Current period	Previous period
	VND	VND

- Interest expense	-	-
- Provision for impairment of long – term investments	-	-
- Foreign exchange loss	-	-
	-	-

27. Cost by factor

	Current period	Previous period
	VND	VND
27.1. Raw materials and consumables	23,590,114,138	30,561,548,557
27.2. Salary and insurance expenses	10,700,013,477	10,824,825,610
27.3. Depreciation expenses	1,299,767,410	1,048,672,141
27.4. Out – sourced services	7,160,027,255	6,737,446,209
27.5. Other expenses	5,967,975,323	3,539,201,208
	48,717,897,603	**52,711,693,725**

28. Current corporate income tax expense

	Current period	Previous period
	VND	VND
Total accounting profit before tax	5,990,871,353	4,523,150,428
Increases/(decreases) of accounting profit to determine profit subject to corporate income tax:		
- Increases		
- Decreases		
Taxable income	5,990,871,353	4,523,150,428
Corporate income tax payable at common tax	1,198,174,271	904,630,086
Total accounting profit after tax	4,792,697,082	3,618,520,342

29. Cash and cash equivalents at the end of period

	Current period	Previous period
	VND	VND
29.1. Non-cash transactions	-	-
+ Acquisition of assets through direct liabilities or financial leasing		
+ Acquisition of enterprires through share issuance		
+ Conversion of liabilities into equity		
29.2. Acquisition and disposal of subsidiaries or other business units during the reporting period	-	-
+ Total value of acquisitions or disposals:		
+ Portion of acquisition or disposals settled in		

cash and cash equivalents: + Actual cash a cash equivalents held by acquired or disposed subsidiaries or business units: + Non – cash assets and liabilities in acquired or disposed subsidiaries or business units during the reporting period *29.3. Restricted cash and cash equivalents held by the enterprise* + Long-term deposits received + Project funding:	-	-
	-	-

VI. OTHER INFORMATION

1. Contingent liabilities, commitments and other financial information.
2. Comparative information (change from previous year information).
3. Other information.

Prepared on 12 October 2026

Bookkeeper	Chief Accountant	Director
Hà Thị Thùy Dương	Đặng Thị Minh Duyệt	Trần Huy Loãn