

CHUONG DUONG BEVERAGE JOINT STOCK COMPANY

Address: 606 Vo Van Kiet, Cau Ong Lanh Ward, HCM City

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Tax code: 0300584564

FINANCIAL REPORT

3rd QUARTER, 2025

- Balane Sheet	Form No. B01-DN
- Business results	Form No. B02-DN
- Cash flow	Form No. B03-DN
- Notes to the financial statements	Form No. B09-DN

Receiving report: GENERAL ACCOUNTANT

CHUONG DUONG BEVERAGE JOINT STOCK COMPANY

606 Vo Van Kiet Street, Ward. Cau Ong Lanh, Ho Chi Minh City

Form B01-DN

Issued by No. 200/2014/TT-BTC of the Minister of
Finance on 22/12/2014**BALANCE SHEET**

As at 30 Sep 2025

Unit: VND

ASSETS	Code	Explan ation	September 30, 2025	Opening balance
1	2	3	4	5
A. SHORT-TERM ASSETS	100		90,780,744,323	130,211,636,337
I. CASH AND CASH EQUIVALENT VALUE	110	V.01	52,809,538,985	65,872,295,390
1. Cash	111	V.01	22,809,538,985	15,872,295,390
2. Cash equivalents	112	V.01	30,000,000,000	50,000,000,000
II. SHORT-TERM FINANCIAL INVESTMENTS	120			
1. Securities investment	121			
2. Provision for diminution in value of Short-term investments (*)	122			
3. Investments held to maturity	123			
III. SHORT-TERM RECEIVABLES	130		6,697,535,706	7,038,215,450
1. Trade accounts receivables	131	V.03	6,868,476,917	8,041,275,144
2. Advances to supplies	132		355,993,498	342,617,853
3. Short-term inter-company receivables	133			
4. Receivable relate to construction construct under percentage	134			
5. Receivables short-term loans	135			
6. Other receivables	136	V.04	1,564,029,782	717,414,776
7. Provisions for bad debts (*)	137		(2,154,476,903)	(2,063,092,323)
8. Pending assets (loss under pendency)	139		63,512,412	
IV. INVENTORY	140	V.07	18,198,262,259	40,854,156,051
1. Inventory	141	V.07	19,143,009,514	41,811,889,154
2. Provisions for devaluation of inventories (*)	149	V.07	(944,747,255)	(957,733,103)
V. OTHER SHORT-TERM ASSETS	150		13,075,407,373	16,446,969,446
1. Short-term prepaid expenses	151	V.13	976,535,590	751,515,340
2. Receivable from deducted VAT	152		11,871,722,739	15,442,003,290
3. Tax and receivables from State	153	V.17	227,149,044	253,450,816
4. Exchange traded government bonds	154			
5. Other short-term assets	155			
B. LONG-TERM ASSETS	200		501,656,768,230	516,921,702,765
I. LONG-TERM RECEIVABLE	210		7,001,000,000	7,001,000,000
1. Long-term receivables from customers	211			
2. Long-term advances to supplies	212			
3. Investments in joint venture, corporations	213			
4. Long-term receivables from Inter-company	214			
5. Receivables for long-term loans	215			
6. Other long-term receivables	216		7,001,000,000	7,001,000,000

7. Provisions for long-term bad debts (*)	219			
I. FIXED ASSETS	220		196,269,497,721	201,907,434,402
1. Tangible fixed assets	221	V.09	48,395,300,565	50,121,069,803
- Cost	222	V.09	117,741,794,725	114,990,874,725
- Accumulated depreciation (*)	223	V.09	(69,346,494,160)	(64,869,804,922)
2. Financial lease assets	224	V.11	147,874,197,156	151,786,364,599
- Cost	225	V.11	173,582,726,065	173,582,726,065
- Accumulated depreciation (*)	226	V.11	(25,708,528,909)	(21,796,361,466)
3. Intangible assets	227			
- Cost	228	V.10	1,300,192,426	1,300,192,426
- Accumulated amortization (*)	229	V.10	(1,300,192,426)	(1,300,192,426)
III. INVESTMENT PROPERTISE	230	V.12	233,606,145,197	241,306,813,811
- Cost	231	V.12	257,975,775,291	257,975,775,291
- Accumulated amortization (*)	232	V.12	(24,369,630,094)	(16,668,961,480)
IV . UNFINISHED LONG-TERM ASSETS	240		966,314,367	2,240,671,822
1. The production cost , long-term work in progress	241			
2. The cost of construction in progress	242		966,314,367	2,240,671,822
V. LONG-TERM FINANCIAL INVESTMENTS	250		6,500,000,000	6,500,000,000
1. Investment in subsidiaries	251			
2. Investments in joint venture, corporations	252			
3. Other long-term investments	253		6,500,000,000	6,500,000,000
4. Provision for devaluation of long-term investments (*)	254			
5. Investments held to maturity	255			
II. OTHER NON-CURRENT ASSETS	260		57,313,810,945	57,965,782,730
1. Long-term prepayment	261	V.13	51,878,257,253	52,935,359,736
2. Deferred tax assets	262	V.24	5,375,979,478	4,951,513,114
3. Equipment and supplies , spare parts for long-term	263		59,574,214	78,909,880
+ Supplies replacement parts for long-term	263A		1,468,345,002	1,641,262,069
4. Other non-current assets	268			
TOTAL ASSETS (270 = 100 + 200)	270		592,437,512,553	647,133,339,102

RESOURCES	Code	Expla nation	Closing	Opening
1	2	3	4	5
C. LIABILITIES	300		743,177,074,498	724,451,205,799
I. CURRENT LIABILITIES	310		556,930,023,081	546,504,274,414
1. Short-term trade accounts payable	311	V.16	26,288,454,536	41,937,356,637
2. Short-term advances from customers	312		416,975,352	211,212,827
3. Tax and other payables to State budget	313	V.17	11,819,002,059	43,152,777
4. Payables to employees	314		1,556,257,729	3,328,932,871
5. Short-term accrued expenses	315	V.18	52,692,795,080	37,125,954,790
6. Short-term inter-company payables	316			
7. Payables relate to construction contracts under percentage	317			
8. Revenue unrealized short	318			
9. Other short-term payables	319	V.19	955,053,580	748,323,821
10. Short-term borrowings and liabilities	320	V.15	463,195,834,611	463,103,690,557
11. Provision for short-term payables	321			
12. Bonus and welfare fund	322	VI.12	5,650,134	5,650,134
13. Price Stabilization Fund	323			


14. Exchange traded government bonds	324			
II. LONG-TERM LIABILITIES	330		186,247,051,417	177,946,931,385
1. Long-term trade accounts payable	331			
2. Long-term advances from customers	332			
3. Long-term accrued expenses	333			
4. Long-term payables to inter-comp.	334			
5. Long-term payables to inter-comp.	335			
6. Amount are waiting for transferring to turnover	336			
7. Other long-term payables	337	V.19	15,326,489,193	5,307,070,229
8. Long-term loans and borrowings	338	V.15	168,294,980,974	169,444,430,406
9. Convertible Bonds	339			
10. Preference shares	340			
11. Income Tax Deferred	341			
12. Provision for long-term payables	342	V.23	2,625,581,250	3,195,430,750
13. Fund development of science and technology	343			
D. SHAREHOLDER'S EQUITY	400		(150,739,561,945)	(77,317,866,697)
I. LEGAL EQUITY	410	V.25.a	(150,739,561,945)	(77,317,866,697)
1. Working capital	411	V.25.b	85,000,000,000	85,000,000,000
- Ordinary shares with voting rights	411a	V.25.b	85,000,000,000	85,000,000,000
- Preferred shares	411b			
2. Share premium	412			
3. Bond conversion option	413			
4. Other owner's funds	414			
5. Long-term deposits received (*)	415	V.25.a	(347,276,838)	(347,276,838)
6. Revalued assets differences	416			
7. Foreign exchange differences	417			
8. Investment and development funds	418	V.25.e	104,569,834,944	104,569,834,944
9. Support fund and arrangements business	419			
10. Other owner's funds	420			
11. Undistributed profits after tax	421		(339,962,120,051)	(266,540,424,803)
- Undistributed profits	421a		(266,540,424,803)	(200,955,682,716)
- Profits/losses were not transferred the year	421b		(73,421,695,248)	(65,584,742,087)
12. Instruction capital sources	422			
	429			
II. ADMINISTRATIVE FUNDS & OTHERS	430			
1. Administrative funds	431			
2. Fixed assets invested form administrative fund	432			
TOTAL RESOURCES	440		592,437,512,553	647,133,339,102

Day 10 Month. 10 Year 2025

Prepared by
(sign, fullname)


Bùi Thị Kim Chi

Chief accountant
(sign, fullname)


Nguyễn Thủy Phương

Director
(sign, fullname, stamp)



CHUONG DUONG BEVERAGE JOINT STOCK COMPANY

606 Vo Van Kiet Street, Ward. Cau Ong Lanh, Ho Chi Minh City

Form B02b-DN

Issued by No.200/2014/TT-BTC of the Minister of Finance
on 22/12/2014

Profit and Lost Statement
Quarter 3rd of year 2025

Unit: VND

Description	Code	Explan ation	Quarter 3rd		Accumulated from the beginning of the year to September 30	
			Year 2025	Year 2024	This year	Prior year
1	2	3	4	5	6	7
1. Gross sales of merchandise	01	VI.1	35,278,957,857	37,851,634,917	114,914,403,872	140,732,662,396
2. Deductions	02	VI.2	1,203,819,754	1,609,702,887	4,321,826,031	5,886,803,441
- Sales discounts	04	VI.2	1,203,819,754	1,609,702,887	4,315,486,711	5,886,803,441
- Sales Return	06	VI.2			6,339,320	
3. Net sales of merchandise (10 = 01 - 02)	10		34,075,138,103	36,241,932,030	110,592,577,841	134,845,858,955
4. Cost of goods sold	11	VI.3	26,800,090,909	30,014,841,700	84,405,904,069	99,421,530,760
5. Gross profit from sales of merchandise(20 = 10 - 11)	20		7,275,047,194	6,227,090,330	26,186,673,772	35,424,328,195
6. Financial income	21	VI.4	396,555,907	698,374,008	1,493,545,884	2,356,203,977
7. Financial expenses	22	VI.5	10,774,859,899	10,147,255,408	31,775,125,559	30,192,701,149
- In which: Interest expense	23	VI.5	10,774,387,351	10,147,252,280	31,749,016,721	30,192,592,597
8. Selling expenses	25	VI.8.b	15,712,748,244	3,829,281,967	47,832,681,110	33,397,175,974
9. General and administration expenses	26	VI.8.a	5,202,660,107	6,127,955,635	14,255,515,313	14,300,068,246
10. Operating profit {30 = 20 + (21 - 22) - (25 + 26)}	30		(24,018,665,149)	(13,179,028,672)	(66,183,102,326)	(40,109,413,197)
11. Other income	31	VI.6	95,009,295	985,462,987	183,916,063	2,746,801,198
+ Total other income	31A	VI.6	95,009,295	985,462,987	183,916,063	2,746,801,198
12. Other expenses	32	VI.7	2,773,242,978	883,623,872	7,846,975,349	8,239,835,303
+ Total other expenses	32A	VI.7	2,773,242,978	883,623,872	7,846,975,349	8,239,835,303
13. Other profit (40 = 31 - 32)	40		(2,678,233,683)	101,839,115	(7,663,059,286)	(5,493,034,105)
14. Net profit before tax (50 = 30 + 40)	50		(26,696,898,832)	(13,077,189,557)	(73,846,161,612)	(45,602,447,302)
15. Current tax expense	51					
16. Deferred tax expense	52	VI.11	(170,184,454)	(669,304,931)	(424,466,364)	(964,779,118)
17. Net profit after tax (60 = 50 - 51 - 52)	60	V.25.a	(26,526,714,378)	(12,407,884,626)	(73,421,695,248)	(44,637,668,184)
18. Profit from basic shares (*)	70					
19. Diluted earnings per shares (*)	71					

Day 10 Month. 10 Year 2025

Prepared by
(Sign, fullname)

Bùi Thị Kim Chi

Chief accountant
(Sign, fullname)

Nguyễn Thúy Phương

Director
(Sign, fullname, stamp)



Vũ Thành Chung

606 Vo Van Kiet Street, Ward. Cau Ong Lanh, Ho Chi Minh City

3rd quarter of 2025

Prepared by
(Sign, fullname)

Chief accountant
(Sign, full name)

Nguyễn Thúy Phương



CHUONG DUONG BEVERAGE JOINT STOCK COMPANY

606 Vo Van Kiet Street, Ward. Cau Ong Lanh, Ho Chi Minh City

Form B03-DN(Issued by No. 200/2014/TT-BTC of the Minister of
Finance on 22/12/2014)**STATEMENT OF CASH FLOWS**

(Under indirect method)

9 months year 2025

Unit: VND

Description	Code	Explanati on	Accumulated from the beginning of the year to September 30	
			Year 2025	Year 2024
1	2	3	4	5
I. Cash flows from operating activities				
1. Profit before tax	01		(73,846,161,612)	(45,602,447,302)
+ Total gross sales of merchandise	0101		116,591,865,819	145,835,667,571
+ Deductions	0102		(4,321,826,031)	(5,886,803,441)
+ Total expenses	0110		(186,116,201,400)	(185,551,311,432)
2. Adjustments for:				
- Depreciation	02		16,089,525,295	15,989,923,697
- Provisions	03		(75,182,669)	866,938,096
- Unrelised gains (losses) from currency exchange	04			(34,585,374)
- Gains, loss from investment in other entities	05		(48,408,313,761)	(51,029,517,265)
- Interest earned	06		11,018,842,737	11,143,692,247
- Other adjustment	07			
3. Operating profit before movements in working capital	08		(95,221,290,010)	(68,665,995,901)
- Increase/decrease in receivables	09		3,819,575,715	(4,746,552,314)
- Increase/decrease in inventories	10		22,841,796,707	802,788,658
- Increase/decrease in payables (excluding interst and income tax paid)	11		1,497,021,133	(17,835,389,499)
- Increase/decrease in prepaid expenses	12		832,082,233	2,017,121,860
- Increase or decrease in trading securities	13			
- Interest paid	14			
- Corporation income tax paid	15			(6,067,553,221)
- Receipts from other items	16		59,132,434,970	60,734,483,960
- Expenses on other items	17		(241,041,767)	(961,797,894)
Net cash flows from operating activities	20		(7,339,421,019)	(34,722,894,351)
II. Cash flows from investing activities				
1. Acquisition of fixed assets and other long-term assets	21		(7,303,182,640)	
2. Proceeds from sale of fixed assets	22			
3. Payments for borrowings	23			(40,000,000,000)
4. Recovery from borrowings	24			40,000,000,000
5. Payments for investment in other entities	25			
6. Recovery of investment in other entities	26			
7. Proceeds from investments	27		1,579,847,254	2,285,180,248
Net cash flows from investing activities	30		(5,723,335,386)	2,285,180,248

Description	Code	Explanation	Accumulated from the beginning of the year to September 30	
			Year 2025	Year 2024
III. Cash flows from financing activities				
1. Receipts from capital contribution	31			
2. Fund returned to equity owners	32			
3. Proceeds from borrowings	33			
4. Debt payments	34			
5. Payments for debt from finance leasing	35			
6. Share income paid to investors	36			
Net cash flows from financing activities	40			
Net cash flows in the period (20+30+40)	50		(13,062,756,405)	(32,437,714,103)
Cash at the beginning of the period	60		65,872,295,390	105,381,973,891
Effect of foreign exchange difference on cash	61			
Cash at the end of the period	70		52,809,538,985	72,944,259,788

Day 10 Month. 10 Year 2025

Prepared by
(sign, fullname)


Bùi Thị Kim Chi

Chief accountant
(sign, fullname)


Nguyễn Thủy Phương

Director

(sign, fullname, stamp)


Vũ Thành Chung

Unit : CHUONG DUONG BEVERAGE JOINT STOCK COMPANY
Address : 606 Vo Van Kiet Street, Ward. Cau Ong Lanh, HCMC

Form No. B09 -DN

*(Issued under Circular No. 200/2014/TT-BTC
December 22, 2014 of the Ministry of Finance)*

NOTES TO THE FINANCIAL STATEMENTS 3rd QUARTER, 2025



I. Particular of operate enterprise :

- | | |
|--|---|
| 1. Type of owning capital | Joint Stock Company |
| 2. Area of operations | According to Business Registration Certificate No. 4103002362 issued by Department of Planning and Investment on June 2, 2004. According to Certificate of Business Registration No. 0300584564, registration for the 16th change on September 17th, 2025 |
| 3. Operate enterprise : | Production and sale of beverages. Producing and trading in raw materials, packaging, equipment, technology of beverage manufacturing industry. House business. Real estate brokerage |
| 4. Particular of operate enterprise effected financial reports | |

II. Financial year, unit of currency using :

1. Financial year (the first date 01/01 the last date 31/12)
2. Unit of currency used the year Vietnam dong

III. Accounting standard and system using

1. Accounting system using Vietnamese Accounting
2. Proclaim obeying accounting standard system :Comply with Vietnamese accounting standards and current accounting regime

IV . The accounting policies applied (in the case of continuous business operations)

1. The principle of posting cash and cash equivalents : According to accounting standards Cash and cash equivalents include cash on hand, demand or short-term deposits, highly liquid investments that are easily convertible into cash with a clearly defined and indefinite nature. Risk related to change of value.

Method of converting other currencies into currency used in accounting: The selling rate of the bank is trading with the company at the time.

2. Principle of posting inventories :
 - Principle of recording inventory: Supplies include purchase price, transportation, loading and unloading, import tax (if any). Finished goods include direct material costs, direct labor costs and production costs
 - The method of calculating the value of inventories : Equality in family
 - The method of posting The value of inventories : Declare regularly
 - The method of establishing provision for inventories : According to current accounting standards. Accordingly, the Company is allowed to make allowance for depreciated, outdated, bad quality inventories in case of actual value. Inventories are valued at the lower of market prices at the balance sheet date
3. Principle of posting and amortizing assets and invested assets :
 - Principles for recognizing fixed assets (tangible, intangible, financial leasing): By cost, less accumulated depreciation
 - Method of depreciation of tangible fixed assets, intangible fixed assets: depreciation in straight line
4. Recognition and depreciation of investment property : None
 - Principle of recognition of investment property : None
 - method of depreciation of real estate : None
5. Principles for recognizing financial investments :
 - Investments in subsidiaries, associates and jointly controlled entities :
 - Short-term securities Investments
 - Other Short-term and long-term Investments : investment in capital contribution
 - Method of making provisions for Short-term and long-term investment : According to current regulations
6. Principle of posting and capitalizing borrows :
 - Principle of recognition of borrowing costs : not yet available

- The capitalization rate used to determine capitalized borrowing costs in The period
- 7. Principle of recognition and capitalization of other expenses :
 - + Long-term prepaid expenses of the Company reflect the value of packaging, bottles, instruments waiting for distribution.
 - + Other expenses :
- Method of distribution of prepaid expenses : Allocated in straight lines
- Method and time to allocate goodwill : None
- 8. Principle of posting payable expenses : Land rent, electricity, marketing costs, sales support costs.
The basis for confirming the payables is the contract, actual use of land, according to the annual plan
- 9. Principle & method of posting payable provisions : Under the plan, the contract
- 10. Principle of posting owner's capital :
 - Recognition of the owners of capital , surplus equity , options convertible bonds , other capital owners .
 - + Owner's investment capital: Recorded according to owner's actual capital
 - Principle of posting revalued assets different : Not re-evaluated
 - Principle of posting exchange rate : The exchange rate difference reflected in the balance sheet is the difference exchange rate arising from each time the average interbank exchange rate
 - Principle of posting profits were not distributed : After deducting the current corporate income tax expense
- 11. Principle and method of posting turnover : According to standard 14
 - Sales turnover: all five following conditions are met
 - + Most of the risks and rewards associated with ownership of the product have been transferred to the buyer
 - + The enterprise no longer holds the right to manage the goods such as the owner of the goods or the control of the goods
 - + Revenue is determined reliably
 - + The economic benefits gained from the sale of goods have been obtained or will be realized
 - + The costs related to the sale transaction can be determined
 - Revenue from service providers :
 - Turnover from financial activities: the following two conditions have been fully complied with
 - + It is possible to obtain economic benefits from such transactions
 - + Revenue is determined reliably
 - Revenue from construction contracts
- 12. Principles of financial accounting costs :
 - + Financial expenses included in the statement of income are the TOTAL financial expenses incurred.
- 13. Principles and methods recorded income tax expense Current corporate , income tax expense deferred :
 - + The current enterprise income tax expense is determined according to the quarterly enterprise income tax declaration
- Principles for recording construction contract costs : not yet available
- 14. Foreign exchange risk reserve :
- 15. The principles and other accounting methods :

V. Supplementary informations of categories posted in the balance sheet

		Currency: Dong
01. Cash and cash equivalents	End of quarter	Opening balance
* Cash on hand	41,294,406	41,120,731
* Cash in bank	22,768,244,579	15,831,174,659
* Cash equivalents	30,000,000,000	50,000,000,000
Total	52,809,538,985	65,872,295,390
02. Financial investments	End of quarter	Opening balance

- Investments held to maturity

* Term deposits (short-term)

Total

-

-

03. Receivable from customers :

End of quarter

Opening balance

- Accounts receivable from customers - short-term

* Accounts receivable accounted for 10% of total receivables

4,096,484,534

5,309,833,657

- Supermarket - Coopmart + other supermarkets

1,557,689,579

1,880,963,642

- KUMHO VIETNAM TIRES COMPANY LIMITED

2,081,872,055

2,971,947,115

- Song Ma Viet Joint Stock Company

456,922,900

456,922,900

* Receivables from other customers

2,771,992,383

2,731,441,487

Total

6,868,476,917

8,041,275,144

04. Other receivables

End of quarter

Opening balance

* Interest income receivables

238,191,781

324,493,151

* Receipt of dividend and profit shared

* Receivables from employees

184,023,355

210,106,979

* Deposit

139,148,646

155,148,646

* Other receivables

1,002,666,000

27,666,000

Total

1,564,029,782

717,414,776

05. Insufficient assets pending :

End of quarter

Opening balance

* Inventory

* Fixed assets

* Other assets

Total

-

-

06. Bad Debt :

07. Inventories :

End of quarter

Opening balance

- Goods in transit

-

-

- Raw materials

8,450,987,923

15,972,626,511

- Tools and supplies

1,257,894,344

1,900,253,649

- Finished goods

9,313,132,861

23,939,008,994

- Work in progress

120,994,386

-

- Goods

-

-

- Allowance for inventories

(944,747,255)

(957,733,103)

Total

18,198,262,259

40,854,156,051

08. Unfinished long-term assets :

09. Increase and decrease of tangible fixed assets :

Items	House, building materials	Devices	Means of transport	Equipment management tools	Total
Cost of tangible fixed assets					
Opening balance	8,913,958,699	98,918,826,461	8,235,438,142	1,333,571,423	117,401,794,725
-Purchase during the first qua	-	340,000,000	-	-	340,000,000
-Finished capital Investment					-
- Other increases					-
- Conversion into Investment properties					-
- Disposals					-
- Other decreases					-
Closing balance	8,913,958,699	99,258,826,461	8,235,438,142	1,333,571,423	117,741,794,725
Accumulated depereciation					-
Opening balance	8,627,996,279	51,255,067,689	7,330,429,591	673,879,620	67,887,373,179
- Depreciation during the first	47,660,403	1,247,623,705	(149,372,203)	313,209,076	1,459,120,981
- Other increases					-
- Conversion into Investment properties					-
- Disposals	-			-	-
- Other decreases					-
Closing balance	8,675,656,682	52,502,691,394	7,181,057,388	987,088,696	69,346,494,160
Residual value					-
- At the beginning of period	285,962,420	47,663,758,772	905,008,551	659,691,803	49,514,421,546
- At the end ofperiod	238,302,017	46,756,135,067	1,054,380,754	346,482,727	48,395,300,565

10. Increase or decrease in intangible fixed assets :

Description	Land use rights	Patents and inventions	Trademarks	Computer software	Other intangible fixed assets	Total
Cost of fixed assets						
Opening balance		-	104,000,000	1,196,192,426		1,300,192,426
- Other decreases (due to conversion into investment properties)						-
Closing balance		-	104,000,000	1,196,192,426		1,300,192,426
Accumulated depreciation						
Opening balance		-	104,000,000	1,196,192,426		1,300,192,426
- Depreciation during the first quarter			-	-		-
- Other decreases						-
Closing balance		-	104,000,000	1,196,192,426		1,300,192,426
Residual value						
- At the beginning of period	-		-	-		-
- At the end of period	-		-	-		-

11. Increase or decrease in fixed assets of financial leasing

Khoản mục	House, building materials	Means of transportation and transmitters	Devices	Equipment management tools	Other	Total
Cost of fixed assets						
Opening	173,582,726,065					173,582,726,065
- Financial leasing in the quarter	-					-
Closing	173,582,726,065	-	-	-		173,582,726,065
Accumulated depreciation						
Opening	24,390,142,811					24,390,142,811
- Depreciation in the quarter	1,318,386,098	-	-	-		1,318,386,098
Closing	25,708,528,909	-	-	-		25,708,528,909
Residual value						
- At the beginning of period	149,192,583,254					149,192,583,254
- At the end of period	147,874,197,156					147,874,197,156

12- Increase or decrease in real estate investment

Description	Opening balance	Expand	Reduction	Closing balance
a, Real Estate Investments for rent				
Cost of investment property	255,567,525,291	0	0	255,567,525,291
- Land using right				
- Storehouse	255,567,525,291			255,567,525,291
- House and land using right				
- Infrastructure				
Accumulated depreciation	21,802,740,556	2,566,889,538	0	24,369,630,094
- Land using right				
- Storehouse	21,802,740,556	2,566,889,538		24,369,630,094
- House and land using right				
- Infrastructure				
Net book value of investment prop	233,764,784,735	0	0	231,197,895,197
- Land using right				
- Storehouse	233,764,784,735			231,197,895,197
- House and land using right				
- Infrastructure				
b, Real Estate Investments held for capital appreciation				
Cost of investment property	2,408,250,000			2,408,250,000
- Land using right				
Net book value of investment prop	2,408,250,000			2,408,250,000
- Land using right				
- Infrastructure				

13. Prepaid expenses	End of quarter	Opening balance		
- Short - term	976,535,590	751,515,340		
* Packaging				
* Tools	976,535,590	751,515,340		
- Long-term	51,878,257,253	52,935,359,736		
* Packaging				
* Tools	1,143,151,274	962,812,149		
* Land rent 75,000m2 Binh Duong	50,735,105,979	51,972,547,587		
Total	52,854,792,843	53,686,875,076		
14. Other assets				
15. Borrowings and finance lease liabilities	End of quarter	Opening balance		
- Short-term finance lease debt	1,476,127,804	1,383,983,750		
- Long-term Financial lease debt	168,294,980,974	169,905,198,973		
- Short-term loans	461,719,706,807	461,719,706,807		
- Long-term loans				
- Long-term debt due to be paid		-		
Total	631,490,815,585	633,008,889,530		
16. Accounts payable to suppliers	End of quarter	Opening balance		
- Accounts payable to suppliers - short-term				
* Details for each subject accounts for 10 % or more of total payment;	19,280,102,189	34,255,629,978		
In there:				
+ Bien Hoa Consumer Joint Stock Company		2,044,780,500		
+ Binh Minh Do Real Estate Co., Ltd	3,208,948,525	3,238,000,535		
+ TBC-BALL Vietnam Cans Beverage Company Limited	6,381,653,664	19,283,348,943		
+ CONSTRUCTION JOINT STOCK COMPANY No.1	9,689,500,000	9,689,500,000		
* Payables to other objects	7,008,352,347	7,681,726,659		
Total	26,288,454,536	41,937,356,637		
17. Taxes and other payable to the state	Opening	Incurred	Paid	Closing
* Value added tax (VAT)	-	-	-	-
- VAT on domestic goods	-			-
- VAT on imported goods	-			-
Import, export duties	-			-
- Corporate income tax	(227,149,044)			(227,149,044)
- Personal income tax	74,788,807	195,777,801	197,991,927	72,574,681
- Natural resource tax	-	-	-	-
- Land and house tax, Land lease charges	22,228,117,968	10,920,747,624	21,823,542,000	11,325,323,592
- Company service tax	-			-
- Fees and other payables	42,752,777	383,420,181	5,069,172	421,103,786
Total	22,118,510,508	11,499,945,606	22,026,603,099	11,591,853,015
18. Accrued expenses		End of quarter		Opening balance
- Shipping costs		382,517,062		692,327,353
- Other costs		849,399,554		2,334,787,425
- Sales support expense		686,152,497		1,359,915,544
- Marketing expense		27,116,518		1,102,477,193
- Interest expenses		22,910,374,188		3,799,212,014
- Construction in progress expens		27,837,235,261		27,837,235,261
Total		52,692,795,080		37,125,954,790
19. Other payables		End of quarter		Opening balance
- Short - term		955,053,580		748,323,821
* Redundant assets pending ;		26,414,498		8,868,816

* Funding for the union ;	137,181,753	
* Social Insurance	388,125	388,125
* Health insurance	9,054,331	9,054,331
* Unemployment insurance		
* Deposits received	524,936,000	488,102,000
* Dividends and profits paid	241,910,549	241,910,549
* Accounts payable, other payable	15,168,324	
- Long-term	End of quarter	Opening balance
* Receive deposits, long-term deposits	15,326,489,193	5,307,070,229
* Accounts payable , other payable		
Total	15,326,489,193	5,307,070,229
20. Unearned Revenue		
21. Bonds issued		
22. Preferred shares classified as liabilities		
23. Provision for long-term payables	End of quarter	Opening balance
* Provision for severance allowances during period	2,625,581,250	3,195,430,750
Total	2,625,581,250	3,195,430,750
24. Deferred tax assets and deferred income tax payable	End of quarter	Opening balance
* Deferred tax assets recorded on:		
- <i>Deferred income tax assets related to deductible temporary differences relating to provision for severance allowances</i>	525,893,550	639,086,150
- <i>Deferred income tax assets related to Financial leases</i>	4,379,382,320	3,808,409,907
- <i>Deferred income tax assets related to the provision for impaired inventory</i>	470,703,608	504,017,057
Total	5,375,979,478	4,951,513,114

25. Equity

a) The table of comparison volatility of equity

A	Invested by owners	Owner's other capital	Treasury shares	The exchange rate differences	Fund Development	Other funds under the equity	Profit after tax distribution	Total
	1	3	4	6	7	9	10	10
Balance as of July 1st, 2024	85,000,000,000		(347,276,838)	-	104,569,834,944	-	(233,185,466,274)	(43,962,908,168)
+ Loss in the period							(12,407,884,626)	(12,407,884,626)
Balance as of September 30th, 2024	85,000,000,000		(347,276,838)	-	104,569,834,944	-	(245,593,350,900)	(56,370,792,794)
Balance as of July 1st, 2025	85,000,000,000		(347,276,838)	-	104,569,834,944	-	(313,435,405,673)	(124,212,847,567)
- Loss in the period							(26,526,714,378)	(26,526,714,378)
Balance as of September 30th, 2025	85,000,000,000	-	(347,276,838)	-	104,569,834,944	-	(339,962,120,051)	(150,739,561,945)

b) Details of the owner's equity	Ending balance	Opening
- Capital contributed by the parent company	52,615,000,000	52,615,000,000
- Contributions from other objects	32,385,000,000	32,385,000,000

Total	85,000,000,000	85,000,000,000
c) The capital transactions with owners and distributions of dividends , profit sharing	3rd quarter, 2025	3rd quarter, 2024

- Invested by owner		
+ Capital contributed Year	85,000,000,000	85,000,000,000
+ Increase in contributed capital		
+ Reduction in capital contributions		
+ Capital contributed last year	85,000,000,000	85,000,000,000
- Dividends and profit sharing		

d) Shares	Ending balance	Opening
- Authorised shares	8,500,000	8,500,000
- Issued shares	8,500,000	8,500,000
+ Common Stock	8,500,000	8,500,000
+ Preferred stock		
- Treasury shares	22,360	22,360
+ Common Stock	22,360	22,360
+ Preferred stock		
- shares in circulation	8,477,640	8,477,640
+ Common Stock	8,477,640	8,477,640
+ Preferred stock	-	-
* Par value of shares outstanding :	10,000	10,000

According to the Resolution of the Annual General Meeting of April 12, 2006, the amendment of the Company's Charter has been approved, including the change of the Company's face value from VND 100,000 / share to VND 10,000 / share. votes, whereby the number of shares of the Company will also increase from 850,000 shares to 8,500,000 shares. This change is for the listing of the Company's shares on the stock market.

d) Dividends	Ending balance	Opening
e) The funds of the enterprise :	Ending balance	Opening
- Development Fund ;	104,569,834,944	104,569,834,944

29. Off- Balance Sheet	Ending balance	Opening
a) Assets outsourcing :		
b) Assets held under trust :	5,153,081,340	7,034,012,673
* Finished beverage products	5,153,081,340	7,034,012,673
c) Foreign currencies :		
* USD money	667.90	667.90
* EUR money	485.01	485.01

VI. Additional information for items presented in the report on results of operations

		Currency: Dong
1. Revenue from sale of goods and services rendered	3rd quarter, 2025	3rd quarter, 2024
+ Sales of goods		
+ Sales of semi-finished products	28,868,972,728	31,689,666,809
+ Revenue from service provision	524,659,535	168,583,725
+ Revenue from investment real estate business	5,879,964,897	5,629,745,320
+ Other Revenue	5,360,697	363,639,063
Total	35,278,957,857	37,851,634,917

2. Deductions from gross revenues	3rd quarter, 2025	3rd quarter, 2024
In there:		
-Sales discounts	1,203,819,754	1,609,702,887
- Sales Return		
Total	1,203,819,754	1,609,702,887
3. Cost of goods sold	3rd quarter, 2025	3rd quarter, 2024
- Cost services rendered	383,997,978	1,497,588,610
- Cost of goods sold of finished products and goods	23,983,299,441	26,096,497,558
- Cost of business real estate investment	2,496,769,349	2,439,823,062
- Reversal of allowance for inventories	(63,975,859)	(19,067,530)
Total	26,800,090,909	30,014,841,700
4. Financial income	3rd quarter, 2025	3rd quarter, 2024
- Interest income	396,555,907	665,303,694
- Dividend income		
- Realised foreign exchange gains		33,070,314
Total	396,555,907	698,374,008
5. Financial expenses	3rd quarter, 2025	3rd quarter, 2024
- Interest expense	10,774,387,351	10,147,252,280
- Realised foreign exchange loss	472,548	3,128
- Other financial expenses .		
Total	10,774,859,899	10,147,255,408
6. Other income	3rd quarter, 2025	3rd quarter, 2024
- Gain from disposal of fixed assets		420,769,091
- Penalties for breach of contract	19,113,860	12,273,046
- Suppliers support		223,085,965
- Other items	75,895,435	329,334,885
Total	95,009,295	985,462,987
7. Other costs	3rd quarter, 2025	3rd quarter, 2024
- The penalty clause ;	383,420,181	326,043,998
- Loss from disposal of fixed assets		(1,506,122,888)
- Land rental cost	994,983,165	668,749,279
- Depreciation	1,298,965,066	1,365,409,907
- Others	95,874,566	29,543,576
Total	2,773,242,978	883,623,872
8. Selling expenses and administration expenses:	3rd quarter, 2025	3rd quarter, 2024
a) The management Expenses incurred during the business	5,202,660,107	6,127,955,635
+ Staff cost	2,628,678,804	2,529,773,484
+ Expenses for renting land	108,231,078	129,532,890
+ Depreciation expense	299,197,676	296,958,448
+ Other expenses	308,473,199	651,262,796
+ Outside services	1,858,079,350	2,520,428,017
b) The cost of sales in the period	15,712,748,244	3,829,281,967
+ Staff cost	4,193,221,861	3,525,775,520
+ Expenses of advertising	296,416,184	281,431,750

+ Expenses of sales support	22,326,432	95,437,519
+ Expenses for renting land	9,713,774,814	(1,602,706,614)
+ Transportation expenses	246,828,358	862,835,522
+ Depreciation expense	401,948,197	401,948,197
+ Other expenses	838,232,398	264,560,073
9. Production and operating costs under factors:	3rd quarter, 2025	3rd quarter, 2024
- Raw material	13,460,996,879	26,897,526,287
- Labour costs	11,219,807,855	10,265,841,827
- Depreciation expense	2,777,507,079	2,697,896,866
- Outside services	1,508,535,762	2,680,657,443
+ Expenses for renting land	9,930,284,460	(1,476,205,035)
- Other expenses	2,136,576,000	2,296,364,736
Total	41,033,708,035	43,362,082,124
10. Business Income tax	3rd quarter, 2025	3rd quarter, 2024
- Current corporate income tax expenses	-	-
- Adjust the cost of corporate income tax of previous years income tax expense in the current year	-	-
Total	-	-
11. Deferred corporate income tax expenses	(170,184,454)	(669,304,931)
12. Bonus and welfare fund	End of quarter	Opening balance
* Bonus fund	-	-
* Welfare fund	5,650,134	5,650,134
Total	5,650,134	5,650,134

VII . Additional information for the items shown in the Cash flow statement

VIII. Other informations :**Information of relative units**

In the period, The Company generates operations with related parties. The main operations are as follows :

Currency: Dong

Related parties	Relationship	Content	Transaction value excluded value VAT
Saigon Beer -Alcohol-Bevarage Joint Stock Corporation (SABECO)	Parent company	Sale & service	116,372,728
Saigon Beer -Alcohol-Bevarage Joint Stock Corporation (SABECO)	Parent company	Loan interest	6,440,391,649
ABC Brewery - NCT	Related parties	Sale	9,409,092
MM MEGA MARKET (Vietnam) Co., Ltd.	Related parties Thaibev	Sale	129,032,600
Saigon - Lam Dong Beer Joint Stock Company	Related parties	Sale	1,526,260
Me Linh Center Co., Ltd	Related parties	Sale	7,744,008
Saigon-Binh Tay Beer Joint Stock Company	Related parties	Sale	5,427,282
Saigon Beer Alcohol Beverage Corporation Branch - Saigon Cu Chi Beer Factory	Related parties	Sale	4,390,909
Saigon Beer Trading Company Limited	Related parties	Sale	9,245,458
Saigon Beer Central Trading Joint Stock Company	Related parties	Sale	20,112,623
Saigon Eastern Beer Trading Joint Stock Company	Related parties	Sale	17,277,275
Branch of Eastern Saigon Beer Trading Joint Stock Company in Dong Nai	Related parties	Sale	6,940,911
Saigon Song Hau Beer Trading Joint Stock Company	Related parties	Sale	13,227,273
SA BE CO MECHANICAL ONE MEMBER COMPANY LIMITED	Related parties	Sale	10,851,507
TBC-Ball Vietnam Beverage Cans Co., Ltd	Related parties	Purchase	4,182,517,459
MM MEGA MARKET (Vietnam) Co., Ltd.	Related parties Thaibev	Sales support	9,211,473
Malaya Glass Vietnam Branch Co., Ltd.	Related parties	Purchase	258,261,696
Saigon Binh Tay Beer Trading & Service Company Limited	Related parties	Purchase	381,820

Until September 30th, 2025 unpaid amounts with related parties are as follows :

Currency: Dong

Related parties	Relationship	Content	Value of receivables /payables
Saigon Beer -Alcohol-Bevarage Joint Stock Corporation (SABECO)	Parent company	Sale and service	34,161,384
Saigon Beer -Alcohol-Bevarage Joint Stock Corporation (SABECO)	Parent company	Loan interest	22,910,374,188
Me Linh Center Co., Ltd	Related parties	Sale	3,009,468
Me Linh Center Co., Ltd	Related parties	Other	975,000,000
Saigon-Binh Tay Beer Joint Stock Company	Related parties	Sale	1,369,641
Saigon Beer Trading Company Limited	Related parties Sabeco	Sale	1,354,909

MM MEGA MARKET (Vietnam) Co., Ltd.	Related parties Thaibev	Sale	133,531,761
SA BE CO MECHANICAL ONE MEMBER COMPANY LIMITED	Related parties	Purchase (service)	599,781,240
TBC-Ball Vietnam Beverage Cans Co., Ltd	Related parties	Purchase	6,381,653,664
Income of key management personnel :		From July 1st, 2025 to Sep 30th, 2025	From July 1st, 2024 to Sep 30th, 2024
Income of the Executive Board		475,241,592	178,841,445
Income of the Board of Directors, Supervisory Board		235,390,796	232,189,293
Tan Teck Chuan Lester		30,000,000	30,000,000
Trần Đức Hòa		21,000,000	21,000,000
Phạm Tấn Lợi		21,000,000	21,000,000
Phạm Trung Kiên		21,000,000	21,000,000
Lê Tuấn		21,000,000	21,000,000
Nguyễn Phước Thoại		97,390,796	94,189,293
Nguyễn Thị Ngọc Dung		12,000,000	12,000,000
Nguyễn Hoàng Hiệp		12,000,000	12,000,000

Preparer



Bùi Thị Kim Chi

Chief accountant



Nguyễn Thủy Phương

HCM City, October 10th 2025

Legal representative



Vũ Thành Chung

1870-1871

1872-1873

1874-1875

1876-1877

1878-1879

1880-1881

1882-1883

1884-1885

1886-1887

1888-1889