

Số/No. 99./2025/SBB

(Công bố thông tin Báo cáo tài chính riêng và
hợp nhất Quý 3/2025, kết thúc tại ngày
30/09/2025)

(Information disclosure of Separate and
Consolidated Interim Financial Statements for
the Quarter III of year 2025 ended September 30,
2025)

TP.Hồ Chí Minh, ngày 30 tháng 10 năm 2025

Ho Chi Minh City, October 30, 2025

**CÔNG BỐ THÔNG TIN ĐỊNH KỲ BÁO CÁO TÀI CHÍNH
PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS**

Kính gửi: Sở Giao dịch Chứng khoán Hà Nội
To: *Hanoi Stock Exchange (HNX)*

Thực hiện quy định tại khoản 3, khoản 4 Điều 14 Thông tư số 96/2020/TT-BTC ngày 16/11/2020 của Bộ Tài chính hướng dẫn công bố thông tin trên thị trường chứng khoán, Công ty Cổ Phần Tập Đoàn Bia Sài Gòn - Bình Tây thực hiện công bố thông tin báo cáo tài chính (BCTC) Quý 3 năm 2025 với Sở Giao dịch Chứng khoán Hà Nội như sau:

Complying with the provisions of Clauses 3 and 4, Article 14 of Circular No. 96/2020/TT-BTC dated November 16th, 2020 of the Ministry of Finance guiding information disclosure on the stock market, Saigon Binh Tay Beer Group Joint Stock Company would like to disclose the financial statements quarter 3 year 2025 with Hanoi Stock Exchange as follows:

1. Tên Công ty: Công ty Cổ Phần Tập Đoàn Bia Sài Gòn - Bình Tây

Name of Organization: Saigon Binh Tay Beer Group Joint Stock Company

– Mã chứng khoán: SBB

Stock code: SBB

– Địa chỉ: 08 Nam Kỳ Khởi Nghĩa, phường Sài Gòn, TP.HCM, Việt Nam

Address: 08 Nam Ky Khoi Nghia, Ward Sai Gon, HCMC, Vietnam

– Điện thoại/Tel:

Fax:

– Email: info@sabibeco.com

2. Nội dung thông tin công bố/ Content of information disclosure:

– BCTC Quý 3/2025/*Financial Statements for quarter III of year 2025*

☒ BCTC riêng (TCNY không có công ty con và đơn vị kế toán cấp trên có đơn vị trực thuộc);

Separate Financial Statements (Listed organizations has no subsidiaries and superior accounting units have affiliated units);

☒ BCTC hợp nhất (TCNY có công ty con);

Consolidated Financial Statements (Listed organizations has subsidiaries)

BCTC tổng hợp (TCNY có đơn vị kế toán trực thuộc tổ chức bộ máy kế toán riêng);

General Financial Statements (Listed organizations has an accounting unit directly under its own accounting system);

- Các trường hợp thuộc diện phải giải trình nguyên nhân:

Cases in which the cause must be explained:

+ Tổ chức kiểm toán đưa ra ý kiến không phải là ý kiến chấp nhận toàn phần đối với BCTC (đối với BCTC được kiểm toán năm):

The auditing organization expresses an opinion that is not a fully accepted opinion for financial statements (for audited financial statements in ..)

☐ Có

☒ Không

Văn bản giải trình trong trường hợp tích có/ *Explanatory documents in case of integration:*

☐ Có

☒ Không

+ Lợi nhuận sau thuế trong kỳ báo cáo có sự chênh lệch trước và sau kiểm toán từ 5% trở lên, chuyển từ lỗ sang lãi hoặc ngược lại (đối với BCTC được kiểm toán năm...):

Profit after tax in the reporting period has a difference before and after the audit of 5% or more, converted from loss to profit or vice versa (for audited financial statements in)

☐ Có

☒ Không

Văn bản giải trình trong trường hợp tích có/ *Explanatory documents in case of integration:*

☐ Có

☒ Không

+ Lợi nhuận sau thuế thu nhập doanh nghiệp tại báo cáo kết quả kinh doanh của kỳ báo cáo có thay đổi từ 10% trở lên so với báo cáo cùng kỳ năm trước:

☒ Có

☐ Không

The profit after corporate income tax in the business performance statement of the reporting period change by 10% or more compared to the same period of the previous year

☒ Yes

☐ No

Văn bản giải trình trong trường hợp tích có/ *Explanatory documents in case of integration:*

+ Lợi nhuận sau thuế trong kỳ báo cáo có bị lỗ, chuyển từ lãi ở báo cáo cùng kỳ năm trước sang lỗ ở kỳ này hoặc ngược lại:

☒ Có

☐ Không

The profit after tax in the reporting period suffered a loss, converted from profit in the same period last year to a loss in this period or vice versa:

☒ Yes

☐ No

Văn bản giải trình trong trường hợp tích có/ *Explanatory documents in case of integration:*

21

**SEPARATE INTERIM
FINANCIAL STATEMENTS**

**FOR THE THIRD QUARTER OF FISCAL YEAR 2025
AS AT SEPTEMBER 30, 2025**

**SAI GON BINH TAY BEER GROUP JOINT
STOCK COMPANY**

INTERIM BALANCE SHEET

(Full form)

As at 30 September 2025

Unit: VND

| ASSETS | Code | Notes | 30/09/2025 | 01/07/2025 |
|------------------------------------------------------|------------|------------|--------------------------|--------------------------|
| 1 | 2 | 3 | 4 | 5 |
| A. CURRENT ASSETS | 100 | | 791.669.872.031 | 875.316.192.184 |
| I. Cash and cash equivalents | 110 | | 24.756.596.606 | 49.515.094.424 |
| 1. Cash | 111 | V.1 | 24.756.596.606 | 49.515.094.424 |
| III. Short-term receivables | 130 | | 624.716.198.128 | 722.903.469.150 |
| 1. Short-term trade accounts receivable | 131 | V.3 | 199.474.762.476 | 304.003.294.580 |
| 2. Short-term prepayments to suppliers | 132 | V.4 | 800.869.031 | 716.243.933 |
| 5. Short-term loans receivable | 135 | V.5 | 364.000.000.000 | 364.000.000.000 |
| 6. Other short-term receivables | 136 | V.6 | 60.687.666.505 | 54.431.030.521 |
| 7. Provision for short-term doubtful debts (*) | 137 | | -247.099.884 | -247.099.884 |
| IV. Inventories | 140 | V.7 | 138.719.068.963 | 101.522.737.988 |
| 1. Inventories | 141 | | 150.246.386.013 | 112.886.545.372 |
| 2. Provision for decline in value of inventories (*) | 149 | | -11.527.317.050 | -11.363.807.384 |
| V. Other current assets | 150 | | 3.478.008.334 | 1.374.890.622 |
| 1. Short-term prepaid expenses | 151 | V.8 | 2.640.924.168 | 537.806.456 |
| 3. Taxes and other receivables from the State | 153 | | 837.084.166 | 837.084.166 |
| B. NON-CURRENT ASSETS | 200 | | 1.054.052.947.877 | 1.075.544.266.272 |
| I. Long-term receivables | 210 | | 16.000.000 | 16.000.000 |
| 6. Other long-term receivables | 216 | | 16.000.000 | 16.000.000 |
| II. Fixed assets | 220 | | 524.437.367.855 | 544.181.370.104 |
| 1. Tangible fixed assets | 221 | | 461.067.681.380 | 480.371.543.171 |
| - Cost | 222 | V.9 | 2.034.629.406.468 | 2.034.629.406.468 |
| - Accumulated depreciation (*) | 223 | | -1.573.561.725.088 | -1.554.257.863.297 |
| 3. Intangible fixed assets | 227 | V.10 | 63.369.686.475 | 63.809.826.933 |
| - Cost | 228 | | 85.758.649.990 | 85.758.649.990 |
| - Accumulated depreciation (*) | 229 | | -22.388.963.515 | -21.948.823.057 |
| V. Long-term financial investments | 250 | | 486.899.145.862 | 486.899.145.862 |
| 1. Investments in subsidiaries | 251 | V.2a | 837.487.284.146 | 837.487.284.146 |
| 2. Investments in joint ventures and associates | 252 | V.2b | 40.000.000.000 | 40.000.000.000 |
| 3. Other long-term investments | 253 | V.2c | 222.772.113.158 | 222.772.113.158 |
| 4. Provision for long-term financial investments (*) | 254 | V.2d | -613.360.251.442 | -613.360.251.442 |
| VI. Other non-current assets | 260 | | 42.700.434.160 | 44.447.750.306 |
| 1. Long-term prepaid expenses | 261 | V.8 | 39.358.878.025 | 40.453.597.693 |
| 3. Long-term equipment, materials, and spare parts | 263 | | 3.341.556.135 | 3.994.152.613 |
| TOTAL ASSETS (270 = 100 + 200) | 270 | | 1.845.722.819.908 | 1.950.860.458.456 |

| LIABILITIES AND EQUITY | Code | Notes | 30/09/2025 | 01/07/2025 |
|-------------------------------------------------------------------|------------|-------------|--------------------------|--------------------------|
| 1 | 2 | 3 | 4 | 5 |
| C. LIABILITIES | 300 | | 353.195.198.622 | 498.894.315.383 |
| I. Current liabilities | 310 | | 353.195.198.622 | 498.894.315.383 |
| 1. Short-term trade accounts payable | 311 | V.11 | 52.843.589.192 | 88.402.461.328 |
| 2. Short-term advances from customers | 312 | V.12 | 10.494.311.121 | 23.986.433.017 |
| 3. Taxes and other payables to the State | 313 | V.13 | 121.736.605.830 | 187.407.173.974 |
| 4. Payables to employees | 314 | | 3.414.177.002 | 6.238.246.847 |
| 5. Short-term accrued expenses | 315 | V.14 | 7.187.947.144 | 3.700.747.732 |
| 9. Other short-term payables | 319 | V.15 | 4.502.686.227 | 5.164.581.647 |
| 10. Short-term borrowings and finance lease liabilities | 320 | V.16 | 148.820.532.172 | 181.164.991.597 |
| 12. Bonus and welfare fund | 322 | | 4.195.349.934 | 2.829.679.241 |
| D. EQUITY | 400 | | 1.492.527.621.286 | 1.451.966.143.073 |
| I. Equity | 410 | V.17 | 1.492.527.621.286 | 1.451.966.143.073 |
| 1. Owners' contributed capital | 411 | | 875.245.360.000 | 875.245.360.000 |
| 2. Additional paid-in capital | 412 | | 436.708.750.464 | 436.708.750.464 |
| 11. Retained earnings | 421 | | 180.573.510.822 | 140.012.032.609 |
| - Accumulated retained earnings as at the beginning of the period | 421a | | 93.040.922.646 | 93.040.922.646 |
| - Retained earnings for the current period | 421b | | 87.532.588.176 | 46.971.109.963 |
| TOTAL LIABILITIES AND EQUITY (440 = 300 + 400) | 440 | | 1.845.722.819.908 | 1.950.860.458.456 |

Prepared on 28 October 2025

Preparer

(Signature, full name)



Hoang Lan Huong

Chief Accountant

(Signature, full name)



Ngo Viet Ha

General Director

(Signature, full name, seal)



Lee Chio Lim Larry

SEPARATE INTERIM INCOME STATEMENT

Quarter 3 - 2025

Unit: VND

| Items | Code | Notes | Quarter 3 | | Cumulative from the beginning of the year to the end of this quarter | |
|--------------------------------------------------------|------|-------|-----------------|-----------------|----------------------------------------------------------------------|------------------|
| | | | Current year | Prior year | Current year | Prior year |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| 1. Revenue from sales and services | 01 | VI.1 | 412.960.455.344 | 249.169.253.051 | 1.261.884.146.149 | 884.551.966.861 |
| 2. Revenue deductions | 02 | VI.2 | | | | |
| 3. Net revenue from sales and services (10 = 01 - 02) | 10 | VI.3 | 412.960.455.344 | 249.169.253.051 | 1.261.884.146.149 | 884.551.966.861 |
| 4. Cost of goods sold | 11 | VI.4 | 366.693.537.271 | 247.356.397.768 | 1.172.095.018.987 | 852.291.713.916 |
| 5. Gross profit from sales and services (20 = 10 - 11) | 20 | | 46.266.918.073 | 1.812.855.283 | 89.789.127.162 | 32.260.252.945 |
| 6. Financial income | 21 | VI.5 | 6.105.770.738 | 102.018.053 | 41.282.811.258 | 14.671.487.417 |
| 7. Financial expenses | 22 | VI.6 | 2.464.920.367 | 4.775.466.102 | 10.841.652.580 | 182.168.492.859 |
| - Of which: Interest expense | 23 | | 2.464.781.056 | 4.606.933.677 | 10.835.498.853 | 13.296.666.259 |
| 9. Selling expenses | 25 | VI.7 | 1.667.147.307 | 5.043.748.701 | 9.451.498.924 | 15.333.508.662 |
| 10. General and administrative expenses | 26 | VI.8 | 5.560.267.287 | 6.404.342.851 | 18.403.876.366 | 17.945.526.121 |
| 11. Operating profit (30 = 20 + (21 - 22) - (25 + 26)) | 30 | | 42.680.353.850 | -14.308.684.318 | 92.374.910.550 | -168.515.787.280 |
| 12. Other income | 31 | VI.9 | 58.773.635 | 30.000.000 | 157.324.408 | 30.000.000 |
| 13. Other expenses | 32 | VI.10 | 783.856.079 | 7.251 | 818.267.203 | 2.678.843 |
| 14. Other profit (40 = 31 - 32) | 40 | | -725.082.444 | 29.992.749 | -660.942.795 | 27.321.157 |
| 15. Total accounting profit before tax (50 = 30 + 40) | 50 | | 41.955.271.406 | -14.278.691.569 | 91.713.967.755 | -168.488.466.123 |
| 16. Current corporate income tax expense | 51 | | | | | |
| 17. Deferred corporate income tax expense | 52 | | | | | |
| 18. Net income (60 = 50 - 51 - 52) | 60 | | 41.955.271.406 | -14.278.691.569 | 91.713.967.755 | -168.488.466.123 |

Prepared on 28 October 2025

Preparer
(Signature, full name)

Hoang Lan Huong

Chief Accountant
(Signature, full name)

Ngo Viet Ha

General Director

(Signature, full name, seal)



Lee Chio Lim Larry

SEPARATE STATEMENT OF CASH FLOWS

(Under indirect method)
Quarter 3 of year 2025

Unit: VND

| Items | Code | Note | Accumulated from opening to the end of this month or quarter | |
|-----------------------------------------------------------------------------|------|------|--------------------------------------------------------------|------------------|
| | | | Current year | Previous year |
| 1 | 2 | 3 | 4 | 5 |
| I. Cash flows from operating activities | | | | |
| 1. Profit before tax | 01 | | 41.955.271.406 | -14.278.691.569 |
| 2. Adjustments for: | | | | |
| - Depreciation of fixed assets and investment properties | 02 | | 19.744.002.249 | 21.964.953.210 |
| - Provisions | 03 | | 539.868.755 | |
| - Gains, loss from investment in other entities | 05 | | -6.022.275.578 | -18.696.234 |
| - Loan Interest | 06 | | 2.464.781.056 | 4.606.933.677 |
| 3. Operating profit before movements in working capital | 08 | | 58.681.647.888 | 12.274.499.084 |
| - Increase/decrease in receivables | 09 | | 104.499.032.104 | -8.740.225.656 |
| - Increase/decrease in inventories | 10 | | -37.083.603.252 | 5.093.580.090 |
| - Increase/decrease in payables (excluding interest and income tax payable) | 11 | | -113.844.060.439 | -14.676.269.259 |
| - Increase/decrease in prepaid expenses | 12 | | -1.008.398.044 | 7.614.414.122 |
| - Interest paid | 14 | | -836.232.701 | -4.279.262.444 |
| - Other Cash outflow for operating activities | 17 | | -2.026.225.591 | -14.321.901 |
| Net cash flows from operating activities | 20 | | 8.382.159.965 | -2.727.585.964 |
| II. Cash flows from investment activities | | | | |
| 1. Acquisition of fixed assets and other long-term assets | 21 | | | -2.719.365.000 |
| 7. Interest, dividend, profit derives from investments | 27 | | 58.801.642 | 18.696.234 |
| Net cash flows from investment activities | 30 | | 58.801.642 | -2.700.668.766 |
| III. Cash flows from financial activities | | | | |
| 3. Proceeds from borrowings | 33 | | 148.820.532.172 | 166.733.892.175 |
| 4. Payments of loan principal | 34 | | -181.164.991.597 | -180.612.508.814 |
| 6. Share income, dividend paid to investors | 36 | | -855.000.000 | -97.755.000 |
| Net cash flows from financial activities | 40 | | -33.199.459.425 | -13.976.371.639 |
| Net cash flows in the period (50=20+30+40) | 50 | | -24.758.497.818 | -19.404.626.369 |
| Cash at the beginning of the period | 60 | | 49.515.094.424 | 39.455.161.402 |
| Cash at the end of the period | 70 | | 24.756.596.606 | 20.050.535.033 |

Prepared on 28 October 2025

Prepared by
(sign, fullname)



Hoang Lan Huong

Chief accountant
(sign, fullname)



Ngo Viet Ha

General Director
(sign, fullname, stamp)



Lee Chio Lim Larry

NOTES TO THE FINANCIAL STATEMENTS

Quarter 3 - 2025

I. CHARACTERISTICS OF BUSINESS OPERATIONS

1. Capital Ownership Form

Saigon Binh Tay Beer Group Joint Stock Company was incorporated under Business Registration Certificate No. 0304116373 dated November 25, 2005, issued by the Department of Planning and Investment of Ho Chi Minh City (formerly No. 4103004075). The registration certificate was amended for the 9th time on August 14, 2018, for the 13th time on September 19, 2025, by the same authority.

The company's registered office is located at 8 Nam Ky Khoi Nghia Street, Sai Gon Ward, Ho Chi Minh City.

2. Business Scope

The Company's business scope includes industrial manufacturing, trading, and services.

3. Business Activities

The Company's principal activities include:

Manufacturing and processing of food products, alcoholic beverages, and non-alcoholic beverages; trading alcoholic and non-alcoholic beverages; leasing of warehouses and factory premises; wholesale of metal and non-metal scrap and waste; restaurant business (not operated at the head office).

4. Typical Production and Business Cycle

The Company's typical production and business cycle is within 12 months.

5. Characteristics of Business Operations

There were no significant changes in the Company's business operations during the period.

6. Corporate Structure

The following are the subsidiaries and associated companies:

| Company Name | Business Activity | Charter Capital (VND) | Ownership percentage |
|--------------------------------------------|-----------------------------------------------------------------------------|-----------------------|----------------------|
| Subsidiaries | | | |
| Saigon Binh Tay Beer Trading Co., Ltd. | Wholesale of beverages (wine, beer, beverages) and Restaurant Services; ... | 200.000.000.000 | 100,00% |
| Saigon Ninh Thuan Beer Co., Ltd. | Beer production | 193.000.000.000 | 100,00% |
| Saigon Phu Ly Beer Co., Ltd. | Beer production | 164.383.000.000 | 100,00% |
| Affiliates | | | |
| Saigon Long Khanh Beer Joint Stock Company | Beer production | 198.000.000.000 | 20,20% |

The company has the following branches:

| Branch Name | Address |
|-------------------------------|--------------------------------------------------------------------------------|
| Sai Gon - Binh Duong Brewery | Tan Dong Hiep B Industrial Park, Tan Dong Hiep Ward, Ho Chi Minh City, Vietnam |
| Sai Gon - Hoang Quynh Brewery | Vinh Loc Industrial Park, Binh Tan Ward, Ho Chi Minh City, Vietnam |

NOTES TO THE FINANCIAL STATEMENTS

Quarter 3 - 2025

Sai Gon - Dong Thap Brewery

Tran Quoc Toan Industrial Park, My Ngai Ward, Dong Thap Province,
Vietnam

II. ACCOUNTING PERIOD, CURRENCY USED IN ACCOUNTING

1. Accounting Period

The Company's accounting year begins on January 1 and ends on December 31 each year.

2. Currency Used in Accounting

The currency used for accounting records is the Vietnamese Dong (VND).

III. ACCOUNTING STANDARDS AND REGULATIONS APPLIED

1. Applied Accounting Regulations

The Company applies the Enterprise Accounting Regime issued under Circular No. 200/2014/TT-BTC dated December 22, 2014, by the Ministry of Finance, which provides guidance on the enterprise accounting regime in Vietnam.

2. Declaration of Compliance with Accounting Standards and Regulations

The Company has adopted the Vietnamese Accounting Standards and the relevant guidance issued by the competent authorities. The financial statements have been prepared and presented in full compliance with the provisions of the applicable standards, the guiding circulars, and the current accounting regime in effect.

IV. APPLIED ACCOUNTING POLICIES

1. Exchange Rates Applied in Accounting.

Transactions arising in foreign currencies are translated into Vietnamese Dong (VND) at the actual exchange rate prevailing at the time of the transaction.

The exchange rate used for revaluation of monetary items denominated in foreign currencies as at the balance sheet date is the rate announced by the commercial bank with which the Company regularly transacts, in accordance with the following principles:

- For monetary items classified as assets: the actual exchange rate used is the buying rate of the commercial bank with which the Company regularly transacts at the balance sheet date. In the case of foreign currency deposits at banks, the revaluation rate shall be the buying rate quoted by the bank where the Company maintains the foreign currency account.
- For monetary items classified as liabilities: the actual exchange rate used is the selling rate of the commercial bank at the balance sheet date.

Foreign exchange differences arising during the year and those resulting from the year-end revaluation of monetary items are recognized in financial income or financial expenses for the period.

2. Recognition Principles for Cash and Cash Equivalents

Cash includes cash on hand, cash in bank accounts, and cash in transit.

Cash equivalents are short-term investments, due within 3 months, that are easily convertible into cash with an insignificant risk of change in value from the date of purchase to the reporting date.

3. Accounting Principles for Financial Investments

Investments in subsidiaries are accounted for using the cost method. Net profit distributed by the subsidiary arising after the date of investment is recognized in the Income Statement. Other distributions (apart from net profit) are considered a recovery

NOTES TO THE FINANCIAL STATEMENTS

Quarter 3 - 2025

of the investment and recorded as a deduction from the investment cost.

Investments in Equity Instruments of Other Entities

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

These investments are recognized at historical cost, less any provision for impairment.

As at the reporting date, investments are classified as follows:

- Those with a maturity or redemption period of not more than three (03) months from the date of purchase are classified as cash equivalents;
- Those with a maturity period of less than one (01) year or within the business cycle are classified as current assets;
- Those with a maturity period of more than one (01) year or beyond the business cycle are classified as non-current assets.

Provision for impairment is the difference between the carrying amount of the investments and their market value at the time of provision. The provision is made in accordance with Circular No. 48/2019/TT-BTC dated August 8, 2019, guiding the recognition and treatment of provisions for inventory devaluation, investment losses, doubtful debts, and product/service/warranty obligations in enterprises.

4. Principles of Accounting for Receivables

Receivables are presented in the financial statements at their book value, including trade receivables and other receivables, after deducting provisions for doubtful debts.

Provisions for doubtful debts represent the estimated unrecoverable amounts as at the end of the financial year. Any increase or decrease in such provisions is recognized in administrative expenses in the income statement. The provisioning rate for overdue receivables is made in accordance with the guidelines set out in Circular No. 48/2019/TT-BTC.

5. Principles for Inventory Recognition:

Inventories are valued at cost. If the net realizable value is lower than cost, the inventory is valued at the net realizable value. The cost of inventories includes purchase costs, processing costs, and other directly related costs incurred to bring the inventories to their present location and condition.

The inventory value is determined using the weighted average cost method.

Inventories are accounted for using the perpetual inventory system.

Provision for inventory write-down is the difference between the cost of inventory and its net realizable value.

6. Principles for Recognizing and Depreciating Fixed Assets

Tangible and intangible fixed assets are recorded at cost. Over time, tangible and intangible fixed assets are recognized at their historical cost, accumulated depreciation, and their remaining value.

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

- | | |
|----------------------------|---------------|
| - Buildings and structures | 08 - 40 years |
| - Machinery and equipment | 05 - 12 years |
| - Vehicles | 07 - 10 years |
| - Office equipment | 05 - 07 years |
| - Other assets | 05 - 10 years |
| - Computer software | 07 years |
| - Land use rights | 41 - 49 years |

7. Principles for Recognizing and Allocating Prepaid Expenses.

Prepaid expenses that relate to the current accounting period's production and business expenses are recognized as short-term prepaid expenses and are accounted for as production and business expenses in the financial year.

NOTES TO THE FINANCIAL STATEMENTS

Quarter 3 - 2025

The calculation and allocation of long-term prepaid expenses into business expenses for each accounting period are based on the nature and level of each type of cost in order to choose a reasonable allocation method and criteria. Prepaid expenses are gradually allocated into production and business expenses using the straight-line method.

8. Principles for Accounting for Payables

Accounts payable to suppliers and other payables are recorded at their nominal value.

At the reporting date, accounts payable to suppliers and other payables are classified as current liabilities if:

- The payment term is less than one year or within one operating cycle, classified as short-term debt.
- The payment term is over one year or beyond one operating cycle, classified as long-term debt.

9. Principles for Recognizing and Capitalizing Borrowing Costs.

Borrowing costs are recognized as production and business expenses in the year they occur, except for borrowing costs directly related to the construction or production of assets under construction, which are capitalized into the value of the asset (capitalized) when the conditions set forth in Vietnamese Accounting Standard No. 16 "Borrowing Costs" are met.

Borrowing costs directly related to the investment in the construction or production of assets under construction are capitalized into the value of the asset. These costs include interest on loans, amortization of any discounts or premiums on bond issues, and other associated costs related to the loan application process.

10. Principles for Recognizing Accrued Expenses.

Accrued expenses, which are actual costs not yet incurred but are pre-recorded as production and business expenses for the year, are made to ensure that when the actual costs arise, there will be no sudden impact on production and business expenses, ensuring alignment with the matching principle between revenue and expenses. When these expenses are incurred, if there is a difference between the amount accrued and the actual cost, adjustments are made by recording either an additional expense or a reduction in expense corresponding to the difference.

11. Principles for Recognizing Equity

Owners' equity is recorded at the actual capital contributed by the owners.

12. Revenue Recognition Principles and Methods

Sales Revenue

Sales revenue is recognized when the following conditions are simultaneously satisfied:

- The majority of risks and rewards associated with the 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;
- The revenue is reliably measurable;
- The company has received or will receive economic benefits from the sales transaction;
- The related costs for the sales transaction can be determined.

Service Revenue

Revenue from services is recognized when the result of the transaction can be reliably determined. For services provided over multiple years, revenue is recognized in the year based on the completed portion of the work as of the date of the balance sheet. The result of the service transaction is determined when the following conditions are met:

- The revenue is reliably measurable;
- There is a probability of receiving economic benefits from the service transaction;
- The portion of the work completed as of the balance sheet date can be determined;
- The costs incurred for the transaction and the costs to complete the service transaction can be identified

NOTES TO THE FINANCIAL STATEMENTS

Quarter 3 - 2025

Financial Activity Revenue

Revenue from interest, royalties, dividends, profit sharing, and other financial activity revenues is recognized when both of the following 2 conditions are met:

- There is a probability of receiving economic benefits from the transaction;
- The revenue is reliably measurable.

Dividends and profit sharing are recognized when the company has the right to receive dividends or profits from its investments.

13. Principles for Accounting for Revenue Reductions

This account is used to reflect reductions in sales revenue or service revenue, including: trade discounts, sales reductions, and returned goods. This account does not reflect taxes that reduce revenue, such as output VAT payable under the direct method. Revenue adjustments are made as follows:

- Trade discounts, sales reductions, and returned goods that occur in the same period as the sale of products, goods, or services are adjusted against revenue in the period they occur;
- If products, goods, or services were sold in previous years, and trade discounts, sales reductions, or returned goods occur in the following year, the company should record a revenue reduction as follows:
 - + If the discount, reduction, or return occurs before the financial statement date, it should be considered an event to adjust after the balance sheet date and reduce revenue in the financial statements for the previous period.
 - + If the discount, reduction, or return occurs after the financial statement date, the company should record the revenue reduction in the period when the transaction occurs (the subsequent period).

14. Principles for Accounting for Cost of Goods Sold.

Cost of goods sold reflects the cost of products, goods, or services sold during the period.

Provisions for inventory valuation reduction are included in the cost of goods sold based on the quantity of inventory and the difference between the net realizable value being lower than the cost price. When determining the inventory volume subject to markdown, the company must exclude the inventory that has been signed under a sales contract (with a net realizable value no lower than the book value) but not yet delivered to the customer, if there is sufficient evidence that the customer will not cancel the contract.

15. Principles and methods for recognizing financial expenses

Financial expenses are recognized as financial costs and include:

- Expenses or losses related to financial investment activities;
- Borrowing costs;
- Losses due to exchange rate fluctuations of transactions related to foreign currencies.

These amounts are recorded in total for the year, not offset against financial revenue.

16. Principles for Accounting for Selling Expenses and General Administration Expenses.

Selling expenses reflect the actual costs incurred during the process of selling products, goods, or services, including expenses for product promotions, advertising, sales commissions, product warranty expenses (excluding construction activities), storage, packaging, transportation, etc.

General administration expenses reflect the overall management costs of the enterprise, including employee salaries of the management department (wages, salaries, allowances, etc.); social insurance, health insurance, union funds, unemployment insurance for the company's management staff; office materials, labor tools, depreciation of fixed assets used for managing the company; land lease, business tax; allowance for bad debts; outsourced services (electricity, water, telephone, fax, property insurance, fire insurance, etc.); other monetary expenses (customer receptions, client meetings, etc.)

17. Principles and Methods for Recognizing Current Corporate Income Tax Expense and Deferred Corporate Income Tax Expense.

NOTES TO THE FINANCIAL STATEMENTS

Quarter 3 - 2025

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 temporary differences that are deductible, taxable temporary differences, and the applicable corporate income tax rate. Deferred tax liabilities must be recognized for all temporary differences, while deferred tax assets can only be recognized when it is probable that sufficient future taxable income will be available to offset the temporary differences.

18. Segment reporting

Segment reporting includes business segments or geographical segments.

Business segment: Is a distinguishable component of an enterprise that is engaged in producing or providing an individual product or service, or a group of related products or services, and that is subject to risks and economic benefits that are different from those of other business segments.

Geographical segment: Is a distinguishable component of an enterprise that is engaged in producing or providing products or services within a specific economic environment and that is subject to risks and economic benefits that are different from those of business segments in other economic environments.

19. Financial instruments

Initial recognition

Financial assets

On the date of initial recognition, financial assets are recognized at cost plus transaction costs that are directly attributable to the acquisition of such financial assets.

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

Financial liabilities

On the date of initial recognition, financial liabilities are recognized at cost less transaction costs that are directly attributable to the issuance of such financial liabilities.

The Company's financial liabilities include trade payables, other payables, and borrowings.

Offsetting financial instruments

Financial assets and financial liabilities are offset and the net amount is presented on the Balance Sheet if, and only if, the Company:

- Has a legally enforceable right to offset the recognized amounts; and
- Intends either to settle on a net basis, or to realize the asset and settle the liability simultaneously.

20. Related parties

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

V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET

1. Cash and Cash Equivalents

| | 30/09/2025 VND | 01/07/2025 VND |
|------------------------------------|-----------------------|-----------------------|
| - Cash | 3.930.924 | 1.836.536 |
| - Demand deposits | 24.752.665.682 | 49.513.257.888 |
| - Cash equivalents (term deposits) | | |
| Total | 24.756.596.606 | 49.515.094.424 |

NOTES TO THE FINANCIAL STATEMENTS

Quarter 3 - 2025

2. Long-term Financial Investments

a) Investment in Subsidiaries

| | 30/09/2025 | | 01/07/2025 | |
|-------------------------------------------|----------------------|------------------------|----------------------|------------------------|
| | Ownership Percentage | Book Value VND | Ownership Percentage | Book Value VND |
| Sai Gon - Ninh Thuan Beer Company Limited | 100% | 411.860.251.442 | 100% | 411.860.251.442 |
| Sai Gon - Phu Ly Beer Company Limited | 100% | 225.627.032.704 | 100% | 225.627.032.704 |
| Sai Gon Binh Tay Beer Trading | 100% | 200.000.000.000 | 100% | 200.000.000.000 |
| Total | | 837.487.284.146 | | 837.487.284.146 |

b) Đầu tư vào công ty liên doanh, liên kết

| | 30/09/2025 | | | 01/07/2025 | | |
|--------------------------------------------|----------------------|------------------|-----------------------|----------------------|------------------|-----------------------|
| | Ownership Percentage | Number of Shares | Book Value VND | Ownership Percentage | Number of Shares | Book Value VND |
| Saigon Long Khanh Beer Joint Stock Company | 20,20% | 4.000.000 | 40.000.000.000 | 20,20% | 4.000.000 | 40.000.000.000 |
| Total | | | 40.000.000.000 | | | 40.000.000.000 |

c) Investment in Other Entities

| | 30/09/2025 | | 01/07/2025 | |
|-----------------------------------------------------|------------------|------------------------|------------------|------------------------|
| | Number of Shares | Book Value VND | Number of Shares | Book Value VND |
| Saigon Ha Noi Beer Joint Stock Company | 900.018 | 9.000.180.000 | 900.018 | 9.000.180.000 |
| Truong Sa Rice and Food Trading Joint Stock Company | 100.000 | 1.500.000.000 | 100.000 | 1.500.000.000 |
| Saigon Packaging Group Joint Stock Company | 10.350.000 | 200.605.263.158 | 10.350.000 | 200.605.263.158 |
| Saigon Quang Ngai Beer Joint Stock Company | 1.166.667 | 11.666.670.000 | 1.166.667 | 11.666.670.000 |
| Total | | 222.772.113.158 | | 222.772.113.158 |

d) Provision for Impairment of Investments in Subsidiaries

| | 30/09/2025 | | 01/07/2025 | |
|-----------------------------------------------------|----------------------|------------------------|----------------------|------------------------|
| | Ownership Percentage | Book Value VND | Ownership Percentage | Book Value VND |
| Sai Gon Binh Tay Beer Trading | | 200.000.000.000 | | 200.000.000.000 |
| Truong Sa Rice and Food Trading Joint Stock Company | | 1.500.000.000 | | 1.500.000.000 |
| Sai Gon - Ninh Thuan Beer Company Limited | | 411.860.251.442 | | 411.860.251.442 |
| Total | | 613.360.251.442 | | 613.360.251.442 |

NOTES TO THE FINANCIAL STATEMENTS

Quarter 3 - 2025

3. Short-term Receivables from Customers

| | 30/09/2025 VND | 01/07/2025 VND |
|--------------------------------------------------------|------------------------|------------------------|
| Sai Gon Binh Tay Beer Trading | 109.447.260.363 | 112.269.668.010 |
| Saigon Beer - Alcohol - Beverage Corporation | 73.313.132.369 | 172.972.587.481 |
| Khanh Van Kon Tum One Member Limited Liability Company | 6.401.912.524 | 7.642.520.298 |
| Sai Gon - Ninh Thuan Beer Company Limited | 4.248.194.642 | - |
| KTCR KASEKAM CO., LTD | 4.213.803.500 | - |
| Other Receivables from Customers | 1.850.459.078 | 11.118.518.791 |
| Total | 199.474.762.476 | 304.003.294.580 |

Receivables from Related Parties

| | 30/09/2025 VND | 01/07/2025 VND |
|----------------------------------------------|-------------------|-------------------|
| Sai Gon Binh Tay Beer Trading | 109.447.260.363 | 112.269.668.010 |
| Saigon Beer - Alcohol - Beverage Corporation | 73.313.132.369 | 172.972.587.481 |
| Sai Gon - Ninh Thuan Beer Company Limited | 4.248.194.642 | 4.578.414.643 |

4. Short-term advances to suppliers

| | 30/09/2025 VND | 01/07/2025 VND |
|-----------------------------------|--------------------|--------------------|
| Other short-term advance payments | 800.869.031 | 716.243.933 |
| Total | 800.869.031 | 716.243.933 |

5. Short-term loans receivable

| | 30/09/2025 VND | 01/07/2025 VND |
|-------------------------------------------|------------------------|------------------------|
| Sai Gon - Ninh Thuan Beer Company Limited | 364.000.000.000 | 364.000.000.000 |
| Total | 364.000.000.000 | 364.000.000.000 |

6. Other Receivables

| | 30/09/2025 VND | 01/07/2025 VND |
|-------------------------------------|-----------------------|-----------------------|
| Short-term Other Receivables | 60.687.666.505 | 54.431.030.521 |
| Receivables from Social Insurance | | |
| Receivables from Dividends | 34.810.000.000 | 34.810.000.000 |
| Advances | 345.109.000 | 315.609.000 |
| - Receivables from Loan Interest | 24.590.410.957 | 18.626.794.521 |
| - Other Receivables | 942.146.548 | 678.627.000 |
| Long-term Other Receivables | 16.000.000 | 16.000.000 |
| Collateral long-term deposits | 16.000.000 | 16.000.000 |
| Total | 60.703.666.505 | 54.447.030.521 |

NOTES TO THE FINANCIAL STATEMENTS

Quarter 3 - 2025

Other receivables from related parties

| | 30/09/2025 VND | 01/07/2025 VND |
|-------------------------------------------|-----------------------|-----------------------|
| Sai Gon - Ninh Thuan Beer Company Limited | 59.868.710.957 | 53.905.094.521 |
| Total | 59.868.710.957 | 53.905.094.521 |

7. Inventories

| | 30/09/2025 VND | | 01/07/2025 VND | |
|-------------------------|------------------------|-------------------------|------------------------|-------------------------|
| | Value | Provisions | Value | Provisions |
| - Goods in transit; | | | | |
| - Raw materials; | 69.398.118.406 | (11.527.317.050) | 57.111.615.256 | (11.363.807.384) |
| - Tools and equipment; | 7.262.770.186 | | 7.245.630.186 | |
| - Work-in-progress; | 30.410.794.192 | | 34.655.349.892 | |
| - Finished goods; | 40.399.437.800 | | 9.797.945.691 | |
| - Merchandise; | | | | |
| - Goods in consignment; | 2.775.265.429 | | 4.076.004.347 | |
| Total | 150.246.386.013 | (11.527.317.050) | 112.886.545.372 | (11.363.807.384) |

8. Prepaid Expenses

| | 30/09/2025 VND | 01/07/2025 VND |
|--------------------------------------|-----------------------|-----------------------|
| Prepaid short-term expenses | | |
| + Prepaid short-term expenses | 2.640.924.168 | 537.806.456 |
| Prepaid long-term expenses | | |
| - Packaging materials in circulation | | |
| - Tools, equipment, and spare parts | 6.552.848.279 | 7.056.445.907 |
| - Repair and improvement costs | 2.096.623.325 | 2.181.815.518 |
| - Land lease (HQ) | 12.024.499.914 | 12.131.348.130 |
| - Land lease (Investment) | 19.283.013.140 | 19.432.493.861 |
| Total | 39.358.878.025 | 40.453.597.693 |

NOTES TO THE FINANCIAL STATEMENTS

Quarter 3 - 2025

9. Changes in Tangible Fixed Assets:

| Category | Building and Structures | Machinery and Equipment | Machinery and Equipment | Management Tools | Other Tangible Fixed Assets | Total |
|-----------------------------|-------------------------|-------------------------|-------------------------|------------------|-----------------------------|-------------------|
| Cost of Fixed Assets | | | | | | |
| Beginning balance | 388.963.904.939 | 1.616.855.061.256 | 23.184.113.321 | 3.359.527.256 | 2.266.799.696 | 2.034.629.406.468 |
| - Purchases during the | | | | | | |
| - Completed construction | | | | | | |
| - Other increases | | | | | | |
| - Disposals and sales | | | | | | |
| - Other decreases | | | | | | |
| Ending balance | 388.963.904.939 | 1.616.855.061.256 | 23.184.113.321 | 3.359.527.256 | 2.266.799.696 | 2.034.629.406.468 |
| Accumulated | | | | | | |
| Beginning Balance | 207.254.002.899 | 1.321.072.632.686 | 20.321.146.195 | 3.343.281.821 | 2.266.799.696 | 1.554.257.863.297 |
| - Depreciation during the | 4.855.134.111 | 14.149.769.220 | 297.301.854 | 1.656.606 | | 19.303.861.791 |
| - Other Increases | | | | | | |
| - Disposals and Sales | | | | | | |
| - Other Decreases | | | | | | |
| Ending Balance | 212.109.137.010 | 1.335.222.401.906 | 20.618.448.049 | 3.344.938.427 | 2.266.799.696 | 1.573.561.725.088 |
| Net Book Value | | | | | | |
| - At the beginning of the | 181.709.902.040 | 295.782.428.570 | 2.862.967.126 | 16.245.435 | | 480.371.543.171 |
| - At the end of the year | 176.854.767.929 | 281.632.659.350 | 2.565.665.272 | 14.588.829 | | 461.067.681.380 |

- Net book value at year-end of tangible fixed assets used as collateral for borrowings;
- Historical cost at year-end of fully depreciated tangible fixed assets that are still in use;
- Historical cost at year-end of tangible fixed assets pending disposal;
- Commitments to purchase or sell significant tangible fixed assets in the future;
- Other changes related to tangible fixed assets.

NOTES TO THE FINANCIAL STATEMENTS

Quarter 3 - 2025

10. Increase and decrease of intangible fixed assets:

| Item | Land use rights | Computer software | Other intangible assets | Total |
|---------------------------------|-----------------|-------------------|-------------------------|----------------|
| Cost of fixed assets | | | | |
| Beginning balance | 84.390.024.990 | 1.127.625.000 | 241.000.000 | 85.758.649.990 |
| - Purchased in the year | | | | |
| - Disposal, sale | | | | |
| Ending balance | 84.390.024.990 | 1.127.625.000 | 241.000.000 | 85.758.649.990 |
| Accumulated depreciation | | | | |
| Beginning balance | 20.580.198.057 | 1.127.625.000 | 241.000.000 | 21.948.823.057 |
| - Depreciation in the year | 440.140.458 | | | 440.140.458 |
| Ending balance | 21.020.338.515 | 1.127.625.000 | 241.000.000 | 22.388.963.515 |
| Net Book Value | | | | |
| - At the beginning of the | 63.809.826.933 | | | 63.809.826.933 |
| - At the end of the year | 63.369.686.475 | | | 63.369.686.475 |

- The net value at the end of the year of intangible fixed assets used as collateral to secure
- The historical cost of intangible fixed assets that have been fully depreciated but are still
- Explanatory notes and other disclosures;

NOTES TO THE FINANCIAL STATEMENTS

Quarter 3 - 2025

11. Short-term accounts payable to suppliers

| | 30/09/2025 VND | 01/07/2025 VND |
|------------------------------------------------|-----------------------|-----------------------|
| Saigon Beer - Alcohol - Beverage Corporation | 24.919.430.286 | 62.691.674.505 |
| Saigon Packaging Group Joint Stock Company | 10.074.527.141 | 9.986.973.639 |
| Le Loi Production and Trading Co., Ltd | 4.021.774.680 | 3.748.519.200 |
| Thai Tan Trading and Transport Company Limited | 2.732.843.382 | |
| Tho Cang Company Limited | 2.257.592.400 | |
| Saigon Beer Transportation Joint Stock Company | 1.900.711.731 | |
| Payables to other entities | 6.936.709.572 | 11.975.293.984 |
| Total | 52.843.589.192 | 88.402.461.328 |

Short-term accounts payable to related parties

| | 30/09/2025 VND | 01/07/2025 VND |
|----------------------------------------------|-------------------|-------------------|
| Saigon Beer - Alcohol - Beverage Corporation | 24.919.430.286 | 62.691.674.505 |
| Sai Gon Binh Tay Beer Trading | 47.432.825 | |
| Sai Gon - Ninh Thuan Beer Company Limited | | 330.220.001 |
| Binh Tay Liquor Joint Stock Company | | 811.816.233 |

12. Short-term advances from customers

| | 30/09/2025 VND | 01/07/2025 VND |
|------------------------------------------|-----------------------|-----------------------|
| Metro J Trading Co., Ltd | 9.195.774.512 | 22.492.959.032 |
| TRADE BEER SOLE CO.,LTD | 1.220.414.000 | 1.465.660.000 |
| Other short-term advances from customers | 78.122.609 | 27.813.985 |
| Total | 10.494.311.121 | 23.986.433.017 |

13. Taxes and Other Payables to the State

| | 01/07/2025 VND | Payable for the Period | Paid during the Period | 30/09/2025 VND |
|-------------------------|------------------------|---------------------------|---------------------------|------------------------|
| Payable | | | | |
| Value-added tax | 19.479.593.032 | 26.503.658.645 | 33.261.860.265 | 12.721.391.412 |
| Special consumption tax | 167.757.653.694 | 362.221.855.372 | 421.123.798.719 | 108.855.710.347 |
| Personal income tax | 167.550.048 | 842.763.393 | 856.925.690 | 153.387.751 |
| Natural resource tax | 2.377.200 | 24.021.112 | 20.281.992 | 6.116.320 |
| Other taxes | | 11.600.834 | 11.600.834 | |
| Total | 187.407.173.974 | 389.603.899.356 | 455.274.467.500 | 121.736.605.830 |

NOTES TO THE FINANCIAL STATEMENTS

Quarter 3 - 2025

Receivables

| | | |
|------------------------|--------------------|--------------------|
| - Corporate Income Tax | 837.084.166 | 837.084.166 |
| - Other taxes | | |
| Total | 837.084.166 | 837.084.166 |

14. Accrued Expenses

| | 30/09/2025 VND | 01/07/2025 VND |
|------------------------------------------|----------------------|----------------------|
| Interest expenses | 97.854.597 | 119.122.187 |
| Other accrued expenses - Ground expenses | 3.725.216.553 | 2.058.373.213 |
| Other accrued expenses - Meal expenses | | 186.823.220 |
| Short-term accrued expenses - Other | 3.364.875.994 | 1.336.429.112 |
| Total | 7.187.947.144 | 3.700.747.732 |

15. Other Payables

| | 30/09/2025 VND | 01/07/2025 VND |
|-----------------------------------------|----------------------|----------------------|
| a) Short-term | | |
| - Trade union fund; | 1.757.887.227 | 1.564.782.647 |
| - Accept short-term deposits or pledges | | |
| - Dividends, profits payable; | 2.744.799.000 | 3.599.799.000 |
| - Other payables. | | |
| Total | 4.502.686.227 | 5.164.581.647 |

16. Borrowings and Financial Lease Liabilities

| | 01/07/2025 VND | Increase in the Period VND | Decrease in the Period VND | 30/09/2025 VND |
|---------------------------------------|------------------------|----------------------------------|----------------------------------|------------------------|
| - Vietcombank - Ky Dong Branch - HCMC | 181.164.991.597 | | | 148.820.532.172 |
| Total | 181.164.991.597 | 148.820.532.172 | 181.164.991.597 | 148.820.532.172 |

NOTES TO THE FINANCIAL STATEMENTS

Quarter 3 - 2025

17. Owner's Equity

a) Statement of Changes in Owner's Equity

| A | Items of Owner's Equity | | | | | | Total |
|-----------------------------------------|-------------------------|-----------------|----------------|----------------------|-----------------------------|--------------------------------|-------------------|
| | Owner's Investment | Capital Surplus | Treasury Stock | Other Owner's Equity | Development Investment Fund | Undistributed Profit After Tax | |
| | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| Beginning balance of previous year | 875.245.360.000 | 436.708.750.464 | | | 495.910.465.337 | 50.591.204.512 | 1.858.455.780.313 |
| - Capital increase during previous year | | | | | | | |
| - Profit for previous year | | | | | | | |
| - Other increases | | | | | | | |
| - Capital decrease during previous year | | | | | | | |
| - Loss in the | | | | | | (14.278.691.569) | (14.278.691.569) |
| - Other decreases | | | | | 87.524.536.000 | 87.524.536.000 | 175.049.072.000 |
| Beginning balance | 875.245.360.000 | 436.708.750.464 | | | | 140.012.032.609 | 1.451.966.143.073 |
| - Increase in current year | | | | | | | |
| - Profit in current | | | | | | 41.955.271.406 | 41.955.271.406 |
| - Other increases | | | | | | | |
| - Decrease in current year | | | | | | | |
| - Loss in current year | | | | | | | |
| - Other decreases | | | | | | (1.393.793.193) | (1.393.793.193) |
| Ending balance of | 875.245.360.000 | 436.708.750.464 | | | | 180.573.510.822 | 1.492.527.621.286 |

NOTES TO THE FINANCIAL STATEMENTS

Quarter 3 - 2025

b) Details of Owner's Equity Contribution

| | 30/09/2025 | | 01/07/2025 | |
|----------------------------------------------|----------------|------------------------|----------------|------------------------|
| | % | Book Value VND | % | Book Value VND |
| Binh Tay Liquor Joint Stock Company | 6,31% | 55.200.000.000 | 6,31% | 55.200.000.000 |
| Saigon Beer - Alcohol - Beverage Corporation | 59,63% | 143.723.000.000 | 59,63% | 143.723.000.000 |
| Other Shareholders' Contributions | 34,06% | 676.322.360.000 | 34,06% | 676.322.360.000 |
| b) Details of Owner's Equity Contribution | 100,00% | 875.245.360.000 | 100,00% | 875.245.360.000 |
| Total | 100,00% | 875.245.360.000 | 100,00% | 875.245.360.000 |

c) Equity Transactions with Shareholders and Dividend Distribution

| | Accumulated from 01/07/2025 to 30/09/2025 | Accumulated from 01/07/2024 to 30/09/2024 |
|---------------------------------------------|-------------------------------------------------|-------------------------------------------------|
| - Owner's Investment | | |
| + Contribution at the Beginning of the Year | 875.245.360.000 | 875.245.360.000 |
| + Additional Contribution during the Year | | |
| + Reduction in Contribution during the Year | | |
| + Contribution at the End of the Year | 875.245.360.000 | 875.245.360.000 |
| - Dividends, Profit Distributed | | 18.717.527.850 |

d) Shares

| | 30/09/2025 VND | 01/07/2025 VND |
|--------------------------------------------|-------------------|-------------------|
| - Number of Shares Registered for Issuance | 87.524.536 | 87.524.536 |
| - Number of Shares Sold to the Public | 87.524.536 | 87.524.536 |
| + Common Shares | 87.524.536 | 87.524.536 |
| - Number of Shares Outstanding | 87.524.536 | 87.524.536 |
| + Common Shares | 87.524.536 | 87.524.536 |
| + Preferred Shares (classified as equity) | | |
| * Par Value of Outstanding Shares: | 10.000 | 10.000 |

18. Off-Balance Sheet Items

| | 30/09/2025 | 01/07/2025 |
|-----------------------------------|------------|------------|
| Foreign currencies (USD) | 389.320,70 | 389.321,80 |
| Bad debts that have been resolved | | |

NOTES TO THE FINANCIAL STATEMENTS

Quarter 3 - 2025

VI. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INCOME STATEMENT

1. Revenue from sales of goods and provision of services

| | Accumulated from 01/07/2025 to 30/09/2025 | Accumulated from 01/07/2024 to 30/09/2024 |
|----------------------------------------|-------------------------------------------------|-------------------------------------------------|
| - Sales revenue from goods | 245.246.000 | - |
| - Sales revenue from finished products | 411.103.018.032 | 237.670.800.379 |
| - Revenue from providing services | 1.271.831.736 | 11.447.591.750 |
| - Other revenue | 340.359.576 | 50.860.922 |
| Total | 412.960.455.344 | 249.169.253.051 |

Revenue with related parties

| | Accumulated from 01/07/2025 to 30/09/2025 | Accumulated from 01/07/2024 to 30/09/2024 |
|----------------------------------------------|-------------------------------------------------|-------------------------------------------------|
| Saigon Beer - Alcohol - Beverage Corporation | 358.413.380.234,00 | 195.241.247.896,00 |
| Sai Gon Binh Tay Beer Trading | 7.308.693.722,00 | 9.399.005.642,00 |
| Sai Gon - Ninh Thuan Beer Company Limited | | 36.944.558,00 |

2. Sales Deductions

| | Accumulated from 01/07/2025 to 30/09/2025 | Accumulated from 01/07/2024 to 30/09/2024 |
|------------------|-------------------------------------------------|-------------------------------------------------|
| Sales Deductions | | |

3. Gross profit

| | Accumulated from 01/07/2025 to 30/09/2025 | Accumulated from 01/07/2024 to 30/09/2024 |
|-------------------------------------|-------------------------------------------------|-------------------------------------------------|
| Net revenue of goods | 245.246.000 | |
| Net revenue of finished products | 411.103.018.032 | 237.670.800.379 |
| Net revenue from providing services | 1.271.831.736 | 11.447.591.750 |
| Other revenue | 340.359.576 | 50.860.922 |
| Total | 412.960.455.344 | 249.169.253.051 |

4. Cost of Goods Sold

| | Accumulated from 01/07/2025 to 30/09/2025 | Accumulated from 01/07/2024 to 30/09/2024 |
|------------------------------------------|-------------------------------------------------|-------------------------------------------------|
| - Cost of goods sold | 172.000.000 | - |
| - Cost of goods sold (finished products) | 366.507.693.716 | 237.219.085.529 |
| - Cost of providing services | 13.843.555 | 10.100.087.681 |
| - Other costs | | 37.224.558 |
| Total | 366.693.537.271 | 247.356.397.768 |

NOTES TO THE FINANCIAL STATEMENTS

Quarter 3 - 2025

Cost of goods sold with related parties

| | Accumulated from 01/07/2025 to 30/09/2025 | Accumulated from 01/07/2024 to 30/09/2024 |
|----------------------------------------------|-------------------------------------------------|-------------------------------------------------|
| Saigon Beer - Alcohol - Beverage Corporation | 334.707.784.989 | 195.689.406.346 |
| Sai Gon Binh Tay Beer Trading | 5.376.033.984 | 8.907.631.616 |
| Sai Gon - Ninh Thuan Beer Company Limited | | 36.944.558 |

5. Financial Income

| | Accumulated from 01/07/2025 to 30/09/2025 | Accumulated from 01/07/2024 to 30/09/2024 |
|-------------------------------------------|-------------------------------------------------|-------------------------------------------------|
| - Interest income from deposits and loans | 6.022.418.078 | 18.696.234 |
| - Foreign exchange gains | 83.352.660 | 83.321.819 |
| Total | 6.105.770.738 | 102.018.053 |

6. Financial Expenses

| | Accumulated from 01/07/2025 to 30/09/2025 | Accumulated from 01/07/2024 to 30/09/2024 |
|---------------------------|-------------------------------------------------|-------------------------------------------------|
| - Interest on loans | 2.464.781.056 | 4.606.933.677 |
| - Foreign exchange losses | 139.311 | 168.532.425 |
| Total | 2.464.920.367 | 4.775.466.102 |

7. Selling Expenses

| | Accumulated from 01/07/2025 to 30/09/2025 | Accumulated from 01/07/2024 to 30/09/2024 |
|---------------------------------|-------------------------------------------------|-------------------------------------------------|
| Raw materials, materials, tools | | 4.041.812.629 |
| Outsourced service costs | 1.667.147.307 | 899.302.350 |
| Other monetary expenses | | 102.633.722 |
| Total | 1.667.147.307 | 5.043.748.701 |

8. Administrative Expenses

| | Accumulated from 01/07/2025 to 30/09/2025 | Accumulated from 01/07/2024 to 30/09/2024 |
|---------------------------------|-------------------------------------------------|-------------------------------------------------|
| Raw materials, materials, tools | 35.573.088 | 10.743.065 |
| Chi phí cho nhân viên | 2.894.606.446 | 2.883.194.537 |
| Employee expenses | 1.487.207.103 | 1.609.711.536 |
| Depreciation expenses | 842.028.392 | 411.089.805 |
| Other monetary expenses | 300.852.258 | 1.489.603.908 |
| Total | 5.560.267.287 | 6.404.342.851 |

NOTES TO THE FINANCIAL STATEMENTS

Quarter 3 - 2025

9. Other Income

| | Accumulated from 01/07/2025 to 30/09/2025 | Accumulated from 01/07/2024 to 30/09/2024 |
|-------------------|-------------------------------------------------|-------------------------------------------------|
| - Penalty income; | 58.773.635 | 30.000.000 |
| Total | 58.773.635 | 30.000.000 |

10. Other Expenses

| | Accumulated from 01/07/2025 to 30/09/2025 | Accumulated from 01/07/2024 to 30/09/2024 |
|---------------------------------------|-------------------------------------------------|-------------------------------------------------|
| - Penalties and compensation expenses | 783.713.579 | 7.251 |
| Total | 783.856.079 | 7.251 |

11. Current Corporate Income Tax Expenses

| | Accumulated from 01/07/2025 to 30/09/2025 | Accumulated from 01/07/2024 to 30/09/2024 |
|----------------------------------------------------|-------------------------------------------------|-------------------------------------------------|
| Total accounting profit before tax | 41.955.271.406 | (14.278.691.569) |
| Adjustments | 1.155.813.681 | 224.898.877 |
| + Non-deductible expenses | | |
| + Taxable income (Dividends, profits distributed) | | |
| + Loss carry-forward from 01/07/2024 to 30/09/2024 | (43.111.085.087) | |
| Total taxable profit | - | (14.053.792.692) |
| - Corporate income tax rate = 20% | | |

12. Production and Business Expenses by Factor

| | Accumulated from 01/07/2025 to 30/09/2025 | Accumulated from 01/07/2024 to 30/09/2024 |
|------------------------------|-------------------------------------------------|-------------------------------------------------|
| Raw materials and supplies | 349.811.049.291 | 204.197.761.802 |
| Labor costs | 18.711.285.266 | 14.190.509.423 |
| Depreciation of fixed assets | 19.744.002.249 | 21.964.953.210 |
| Outsourced services | 9.516.755.040 | 10.897.156.029 |
| Other monetary expenses | 272.623.712 | 2.227.395.357 |
| Total | 398.055.715.558 | 253.477.775.821 |

NOTES TO THE FINANCIAL STATEMENTS

Quarter 3 - 2025

1. Events After the Reporting Period

The Board of Directors confirms that no significant events have occurred after the closing date of the accounting period, which would require adjustment or disclosure in the financial statements.

2. Information on Related Parties

Income of the Board of Directors and the Supervisory Board members during the period is as follows:

| | Accumulated from 01/07/2025 to 30/09/2025 | Accumulated from 01/07/2024 to 30/09/2024 |
|----------------------------------------------|-------------------------------------------------|-------------------------------------------------|
| Salaries, wages, bonuses, and other benefits | 128.700.000 | 160.500.000 |

During the period, in addition to the transactions with related parties explained in the previous sections, the company has had the following major transactions with related parties:

| Related Parties | Relationship | Content | Transaction value (VND) |
|----------------------------------------------------------|----------------------------------------------|------------------------------------------------|----------------------------|
| Sai Gon Binh Tay Beer Trading | Sai Gon Binh Tay Beer Trading | Sales of goods and services | 11.838.870.894 |
| Sai Gon Binh Tay Beer Trading | Sai Gon Binh Tay Beer Trading | Purchase of services | 48.347.955 |
| Saigon Beer - Alcohol - Beverage Joint Stock Corporation | Saigon Beer - Alcohol - Beverage Joint Stock | BT Sales of goods, services to the Corporation | 715.738.581.950 |
| Saigon Beer - Alcohol - Beverage Joint Stock Corporation | Saigon Beer - Alcohol - Beverage Joint Stock | Purchase of services | 305.114.992.992 |
| Binh Tay Liquor Joint Stock Company | Binh Tay Liquor Joint Stock | Land lease Beverage BD | 1.666.843.340 |

8. Comparative figures

Comparative figures are figures from the audited Financial Statements for the fiscal year ended December 31, 2024 and the unaudited Financial Statements for the accounting period from July 1, 2024 to September 30, 2024.

9. Going concern

During the cumulative accounting period from July 1, 2024 to September 30, 2024, the Company had no activities or events arise that would significantly affect its going concern. Therefore, the Company's Financial Statements have been prepared on a going concern basis.

Preparer

Chief Accountant

General Director

Hoang Lan Huong

Ngo Viet Ha

Lê Chí Lâm Larry

October 28, 2025



