

Số/No. 23.../2026/SBB
(Công bố thông tin Báo cáo tài chính riêng và
hợp nhất Quý 4/2025, kết thúc tại ngày
31/12/2025)

(Information disclosure of Separate and
Consolidated Interim Financial Statements for
the Quarter IV of year 2025 ended December 31,
2025)

TP. Hồ Chí Minh, ngày 29 tháng 01 năm 2026

Ho Chi Minh City, January 29th, 2026

**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 4 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 4 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 4/2025/Financial Statements for quarter IV 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

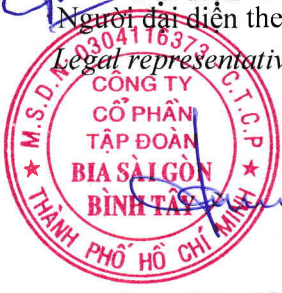
Văn bản giải trình trong trường hợp tích có/ *Explanatory documents in case of integration:*

041163
CÔNG TY
CỔ PHẦN
ÁP ĐOÀN
SAIGON
TÂY
HỒ CHÍ MINH

Thông tin này đã được công bố trên trang thông tin điện tử của công ty tại đường dẫn:
<https://sabibeco.com/quan-he-co-dong/>

This information was published on the company's website at the link: <https://sabibeco.com/shareholder/>


Đại diện tổ chức/Representative
Người đại diện theo pháp luật/Người UQCBTT
Legal representative/Disclosure Authorization



Lee Chio Lim Larry

Tài liệu đính kèm:

- BCTC riêng Quý 4 năm 2025/ *Separate Interim Financial Statements for the quarter IV of year 2025 Ended December 31, 2025*
- BCTC hợp nhất Quý 4 năm 2025/ *Consolidated Interim Financial Statements for the Quarter IV of year 2025 Ended December 31, 2025*



**SEPARATE INTERIM
FINANCIAL STATEMENTS**

**FOR THE FOURTH QUARTER OF FISCAL YEAR 2025
AS AT DECEMBER 31, 2025**

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

SEPARATE INTERIM BALANCE SHEET

(Full version)

As of December 31, 2025

Unit: VND

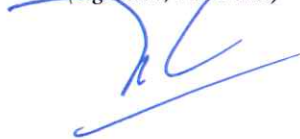
ASSETS	Code	Notes	Ending balance	Beginning balance
1	2	3	4	5
A. CURRENT ASSETS	100		552.915.180.857	791.669.872.031
I. Cash and Cash Equivalents	110		35.298.652.301	24.756.596.606
1. Cash	111	V.1	35.298.652.301	24.756.596.606
III. Short-term Receivables	130		401.454.463.287	624.716.198.128
1. Short-term receivables from customers	131	V.3	351.590.594.255	199.474.762.476
2. Prepayments to suppliers (short-term)	132	V.4	1.166.624.935	800.869.031
5. Short-term loans receivable	135	V.5		364.000.000.000
6. Other short-term receivables	136	V.6	61.042.547.683	60.687.666.505
7. Provision for doubtful short-term receivables (*)	137		-12.345.303.586	-247.099.884
IV. Inventory	140	V.7	113.448.461.474	138.719.068.963
1. Inventory	141		127.305.442.645	150.246.386.013
2. Provision for inventory devaluation (*)	149		-13.856.981.171	-11.527.317.050
V. Other Current Assets	150		2.713.603.795	3.478.008.334
1. Short-term prepayments	151	V.8	1.876.519.629	2.640.924.168
3. Taxes and other receivables from the State	153		837.084.166	837.084.166
B. NON-CURRENT ASSETS	200		1.402.593.968.083	1.054.052.947.877
I. Long-term Receivables	210		364.016.000.000	16.000.000
5. Long-term loans receivable	215		364.000.000.000	
6. Other long-term receivables	216		16.000.000	16.000.000
II. Fixed assets	220		505.981.627.544	524.437.367.855
1. Tangible fixed assets	221		443.052.081.527	461.067.681.380
- Original cost	222	V.9	2.026.386.188.193	2.034.629.406.468
- Accumulated depreciation (*)	223		-1.583.334.106.666	-1.573.561.725.088
3. Intangible fixed assets	227	V.10	62.929.546.017	63.369.686.475
- Original cost	228		85.517.649.990	85.758.649.990
- Accumulated amortization (*)	229		-22.588.103.973	-22.388.963.515
IV. Long-term assets in progress	240	V.11	2.840.530.000	
2. Construction in progress	242		2.840.530.000	
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 associates and joint ventures	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 diminution in value of long-term financial investments (*)	254	V.2d	-613.360.251.442	-613.360.251.442
VI. Other non-current assets	260		42.856.664.677	42.700.434.160
1. Long-term prepaid expenses	261	V.8	39.602.429.256	39.358.878.025
3. Long-term spare parts, equipment and replacement materials	263		3.254.235.421	3.341.556.135
TOTAL ASSETS (270 = 100 + 200)	270		1.955.509.148.940	1.845.722.819.908

EQUITY AND LIABILITIES	Code	Notes	Ending balance	Beginning balance
1	2	3	4	5
C. LIABILITIES	300		423.557.151.004	353.195.198.622
I. Short-term Liabilities	310		423.557.151.004	353.195.198.622
1. Short-term payables to suppliers	311	V.12	46.466.338.766	52.843.589.192
2. Short-term advances from customers	312	V.13	10.540.941.359	10.494.311.121
3. Taxes and other payables to the State	313	V.14	195.219.635.411	121.736.605.830
4. Payables to employees	314		5.401.272.124	3.414.177.002
5. Short-term accrued expenses	315	V.15	6.066.928.314	7.187.947.144
9. Other short-term liabilities	319	V.16	3.897.129.702	4.502.686.227
10. Short-term borrowings and financial lease liabilities	320	V.17	150.375.762.204	148.820.532.172
12. Bonus and welfare fund	322		5.589.143.124	4.195.349.934
D. EQUITY	400		1.531.951.997.936	1.492.527.621.286
I. Owner's Equity	410	V.18	1.531.951.997.936	1.492.527.621.286
1. Owner's contributions	411		875.245.360.000	875.245.360.000
2. Capital surplus	412		436.708.750.464	436.708.750.464
11. Undistributed profit after tax	421		219.997.887.472	180.573.510.822
- Undistributed profit carried forward from the previous period	421a		93.040.922.646	93.040.922.646
- Undistributed profit for the current period	421b		126.956.964.826	87.532.588.176
TOTAL EQUITY AND LIABILITIES (440 = 300 + 400)	440		1.955.509.148.940	1.845.722.819.908

Prepared on January 29th, 2026

Preparer

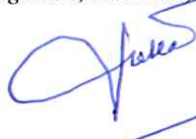
(Signature, Full Name)



Hoang Lan Huong

Chief Accountant

(Signature, Full Name)



Ngo Viet Ha

General Director

(Signature, Full Name, Seal)



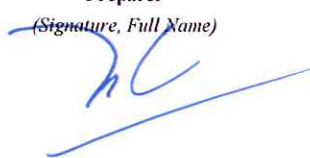
Lee Chio Lim Larry

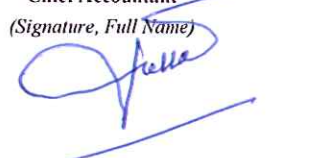
SEPARATE INTERIM INCOME STATEMENT
(Full version)

For the fourth quarter 2025

Unit: VND

Items	Code	Notes	Quarter		Cumulative from the beginning of the year to the end of this quarter	
			Current Year	Previous Year	Current Year	Previous Year
1	2	3	4	5	6	7
1. Revenue from sales and services	01	VI.1	513.486.000.617	369.519.977.451	1.775.370.146.766	1.254.071.944.312
2. Revenue deductions	02	VI.2				
3. Net revenue from sales and services (10 = 01 - 02)	10	VI.3	513.486.000.617	369.519.977.451	1.775.370.146.766	1.254.071.944.312
4. Cost of goods sold	11	VI.4	445.631.944.879	357.531.372.397	1.617.726.963.866	1.209.823.086.313
5. Gross profit from sales and services (20 = 10 - 11)	20		67.854.055.738	11.988.605.054	157.643.182.900	44.248.857.999
6. Financial income	21	VI.5	11.274.288.773	60.178.437.900	52.557.100.031	74.849.925.317
7. Financial expenses	22	VI.6	2.091.923.208	198.780.159.384	12.933.575.788	380.948.652.243
- Including: Interest expense	23		2.073.745.293	4.805.155.567	12.909.244.146	18.101.821.826
9. Selling expenses	25	VI.7	987.593.748	14.203.755.080	10.439.092.672	29.537.263.742
10. General and administrative expenses	26	VI.8	20.719.593.138	11.961.356.025	39.123.469.504	29.906.882.146
11. Net profit from operating activities (30 = 20 + (21 - 22) - (25 + 26))	30		55.329.234.417	-152.778.227.535	147.704.144.967	-321.294.014.815
12. Other income	31	VI.9	605.236.345	1.068.473.570	762.560.753	1.098.473.570
13. Other expenses	32	VI.10	15.116.300.922	2.271.099.925	15.934.568.125	2.273.778.768
14. Other profit (40 = 31 - 32)	40		-14.511.064.577	-1.202.626.355	-15.172.007.372	-1.175.305.198
15. Total accounting profit before tax (50 = 30 + 40)	50		40.818.169.840	-153.980.853.890	132.532.137.595	-322.469.320.013
16. Current income tax expenses	51					
17. Deferred income tax expenses	52					
18. Net profit after income tax (60 = 50 - 51 - 52)	60		40.818.169.840	-153.980.853.890	132.532.137.595	-322.469.320.013

Preparer
(Signature, Full Name)

Hoang Lan Huong

Chief Accountant
(Signature, Full Name)

Ngo Viet Ha

Prepared on January 29th, 2026
General Director
(Signature, Full Name, Seal)

Lee Chio Lim Larry

SEPARATE INTERIM CASH FLOW STATEMENT

(Full form)

(Using the indirect method)

For the fourth quarter , 2025

Unit: VND

Items	Code	Notes	Accumulated from the beginning of the year to the end of the quarter	
			Current year	Previous year
1	2	3		
I. Cash Flows from Operating Activities				
1. Profit before tax	01		40.818.169.840	-153.980.853.890
2. Adjustments for				
- Depreciation of Fixed Assets and Investment Properties	02		19.690.876.212	21.911.257.398
- Provisions	03		14.201.258.534	193.963.066.484
- Gain/loss from investment activities	05		-11.729.584.345	-60.593.961.233
- Interest expense	06		2.073.745.293	4.805.155.567
3. Operating profit before changes in working capital	08		65.054.465.534	6.104.664.326
- Increase/decrease in receivables	09		-150.918.269.379	-55.798.803.668
- Increase/decrease in inventories	10		23.254.873.371	10.395.100.180
- Increase/decrease in payables (excluding interest payable and income taxes payable)	11		68.196.914.237	70.128.758.816
- Increase/decrease in prepaid expenses	12		520.853.308	1.355.751.068
- Interest paid	14		-2.046.730.370	-6.953.201.003
- Corporate income tax paid	15			-16.930.000
- Other receipts from operating activities	16			
- Other payments from operating activities	17		-5.489.544.450	-1.365.171.581
Net cash flow from operating activities	20		-1.427.437.749	23.850.168.138
II. Cash Flows from Investing Activities				
1. Cash paid for the purchase or construction of Fixed Assets and	21		-797.930.000	54.035.700
2. Cash receipts from the liquidation and sale of fixed assets and other long-term assets	22		804.272.727	1.880.000.000
3. Cash payments for loans and purchases of debt instruments of	23			-60.000.000.000
4. Cash receipts from loan recoveries and sales of debt instruments	24			
7. Cash receipts from interest on loans, dividends, and profit	27		10.407.920.685	51.869.779.362
Net cash flow from investing activities	30		10.414.263.412	-6.196.184.938
III. Lưu chuyển tiền từ hoạt động tài chính				
3. Cash receipts from borrowings	33		113.537.690.818	248.080.196.915
4. Cash payments for the repayment of loan principal	34		-111.982.460.786	-227.851.253.732
6. Dividends and profits paid to owners	36			-43.325.752.500
Net cash flow from financing activities	40		1.555.230.032	-23.096.809.317

Items	Code	Notes	Accumulated from the beginning of the year to the end of the quarter	
			Current year	Previous year
1	2	3		
Net cash flow during the period (50=20+30+40)	50		10.542.055.695	-5.442.826.117
Cash and cash equivalents at the beginning of the period	60		24.756.596.606	20.050.535.033
The impact of changes in exchange rates on foreign currency	61			
Cash and cash equivalents at the end of the period	70		35.298.652.301	14.607.708.916

Preparer
(Signature, Full Name)

Hoang Lan Huong

Chief Accountant
(Signature, Full Name)

Ngo Viet Ha

Prepared, January 29th, 2026

General Director

(Signature, Full Name, Seal)



Lee Chio Lim Larry

NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENTS

Fourth Quarter of 2025

I. CHARACTERISTICS OF BUSINESS OPERATIONS

1. Capital Ownership Form

Saigon Binh Tay Beer Group Joint Stock Company was established under Business Registration Certificate No. 0304116373 dated November 25, 2005, issued by the Ho Chi Minh City Department of Planning and Investment (formerly No. 4103004075). The 13th amended Business Registration Certificate was issued on September 19, 2025 by the Ho Chi Minh City Department of Planning and Investment.

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; manufacturing of construction materials (not carried out at the head office); construction of industrial, civil, road, and waterway infrastructure works; trading of agricultural products, food, alcoholic and non-alcoholic beverages; leasing of warehouses and factory premises; real estate business; real estate brokerage; 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%

NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENTS

Fourth Quarter of 2025

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
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

- 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.

SAIGON BINH TAY BEER GROUP JOINT STOCK COMPANY

NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENTS

Fourth Quarter of 2025

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 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
- 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:

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- 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.

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

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:

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- 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

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.

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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.

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. Related parties

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

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V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET

1. Cash and Cash Equivalents

	31/12/2025 VND	01/10/2025 VND
- Cash	8.930.924	3.930.924
- Demand deposits	35.289.721.377	24.752.665.682
- Cash equivalents (term deposits)		
Total	35.298.652.301	24.756.596.606

2. Long-term Financial Investments

a) Investment in subsidiaries

	31/12/2025		01/10/2025	
	Ownership Percentage	Book Value VND	Ownership Percentage	Book Value VND
Saigon Ninh Thuan Beer Co., Ltd.	100%	411.860.251.442	100%	411.860.251.442
Saigon Phu Ly Beer Co., Ltd.	100%	225.627.032.704	100%	225.627.032.704
Saigon Binh Tay Beer Trading Co., Ltd.	100%	200.000.000.000	100%	200.000.000.000
Total		837.487.284.146		837.487.284.146

b) Investment in joint ventures and associates

	31/12/2025			01/10/2025		
	Owners hip	Number of Shares	Book Value VND	Owners hip	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

	31/12/2025		01/10/2025	
	Number of shares	Cost VND	Number of shares	Cost VND
Saigon Ha Noi Beer Joint Stock Company	900.018	9.000.180.000	900.018	9.000.180.000
Truong Sa Food - Food Business Joint Stock Company	100.000	1.500.000.000	100.000	1.500.000.000
Saigon Packaging Group Joint Stock Company	10.500.000	200.605.263.158	10.500.000	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

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d) Provision for impairment of investment in subsidiaries

	31/12/2025	01/10/2025
	Ownership p Book Value VND	Ownership p Book Value VND
Saigon Binh Tay Beer Trading Co., Ltd.	200.000.000.000	200.000.000.000
Truong Sa Food - Food Business Joint Stock Company	1.500.000.000	1.500.000.000
Saigon Ninh Thuan Beer Co., Ltd.	411.860.251.442	411.860.251.442
Total	613.360.251.442	613.360.251.442

3. Short-term Receivables from Customers

	31/12/2025 VND	01/10/2025 VND
Saigon Beer - Alcohol - Beverage Corporation	228.440.383.689	73.313.132.369
Saigon Binh Tay Beer Trading Co., Ltd.	109.166.670.894	109.447.260.363
Khanh Van Kon Tum One Member Limited Liability Company	6.349.916.299	6.401.912.524
KTCR Kasekam Co., Ltd	4.213.803.500	4.213.803.500
Saigon Ninh Thuan Beer Co., Ltd.	-	4.248.194.642
Other Receivables from Customers	3.419.819.873	1.850.459.078
Total	351.590.594.255	199.474.762.476

Receivables from Related Parties

	31/12/2025 VND	01/10/2025 VND
Saigon Beer - Alcohol - Beverage Corporation	228.440.383.689	73.313.132.369
Saigon Binh Tay Beer Trading Co., Ltd.	109.166.670.894	109.447.260.363
Saigon Ninh Thuan Beer Co., Ltd.	-	4.248.194.642

4. Short-term advances to suppliers

	31/12/2025 VND	01/10/2025 VND
Other short-term advance payments	1.166.624.935	800.869.031
Total	1.166.624.935	800.869.031

5. Short-term loan receivables

	31/12/2025 VND	01/10/2025 VND
Saigon Ninh Thuan Beer Co., Ltd.		364.000.000.000
Total		364.000.000.000

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6. Other Receivables

	31/12/2025 VND	01/10/2025 VND
Short-term Other Receivables	60.208.178.787	59.745.519.957
Receivables from Social Insurance		
Receivables from Dividends	39.985.000.000	34.810.000.000
Advances	25.096.600	345.109.000
- Receivables from Loan Interest	20.198.082.187	24.590.410.957
- Other Receivables		
Long-term Other Receivables	16.000.000	16.000.000
Collateral long-term deposits	16.000.000	16.000.000
Total	60.224.178.787	59.761.519.957

Other receivables from related parties

	31/12/2025 VND	01/10/2025 VND
Saigon Ninh Thuan Beer Co., Ltd.	55.476.382.187	59.868.710.957
Total	55.476.382.187	59.868.710.957

7. Inventories

	31/12/2025 VND		01/10/2025 VND	
	Value	Provision	Value	Provision
- Goods in transit;				
- Raw materials;	70.580.933.216	(3.866.925.102)	69.398.118.406	(4.288.826.410)
- Tools and equipment;	7.359.472.186	(7.238.490.640)	7.262.770.186	(7.238.490.640)
- Work-in-progress;	30.121.374.334		30.410.794.192	
- Finished goods;	12.941.334.451		40.399.437.800	
- Merchandise;	1.332.224.160			
- Goods in consignment;	4.970.104.298	(2.751.565.429)	2.775.265.429	
Total	127.305.442.645	(13.856.981.171)	150.246.386.013	(11.527.317.050)
- Long-term spare parts	13.596.816.128	(10.342.580.700)	13.910.746.131	(10.569.189.996)

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8. Prepaid Expenses

	31/12/2025 VND	01/10/2025 VND
Prepaid short-term expenses		
+ Prepaid short-term expenses	1.876.519.629	2.640.924.168
Chi phí trả trước dài hạn		
- Tools, instruments and spare parts	7.348.336.077	6.552.848.279
- Repair and renovation costs	1.192.444.921	1.487.912.406
- Land rental expense (HQ)	11.917.651.698	12.024.499.914
- Land rental expense (ĐT)	19.133.532.419	19.283.013.140
Total	41.468.484.744	41.989.197.907

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9. Increase/decrease 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	1.616.855.061.2	23.184.113.321	3.359.527.256	2.266.799.696	2.034.629.406.468
- Purchases during the		635.490.000				635.490.000
- Completed construction projects transferred to						
- Other increases				869.910.000		869.910.000
- Disposals and sales		(6.130.144.934)	(3.546.493.341)			(9.676.638.275)
- Other decreases						
Ending balance	388.963.904.939	1.611.360.406.3	19.637.619.980	4.229.437.256	2.266.799.696	2.026.458.168.193
Accumulated						
Beginning Balance	212.109.137.010	1.335.222.401.9	20.618.448.049	3.344.938.427	2.266.799.696	1.573.561.725.088
- Depreciation during the	4.855.134.111	14.094.917.474	274.863.397	25.820.772		19.250.735.754
- Other Increases						
- Disposals and Sales		(6.130.144.934)	(3.348.209.242)			(9.478.354.176)
- Other Decreases						
Ending Balance	216.964.271.121	1.343.187.174.4	17.545.102.204	3.370.759.199	2.266.799.696	1.583.334.106.666
Net Book Value						
- At the beginning of the	176.854.767.929	281.632.659.350	2.565.665.272	14.588.829		461.067.681.380
- At the end of the year	171.999.633.818	268.173.231.876	2.092.517.776	858.678.057		443.124.061.527

- 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.

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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		85.517.649.990
Accumulated depreciation				
Beginning balance	21.020.338.515	1.127.625.000	241.000.000	22.388.963.515
- Depreciation in the year	440.140.458			440.140.458
Ending balance	21.460.478.973	1.127.625.000		22.588.103.973
Net Book Value				
- At the beginning of the	63.369.686.475			63.369.686.475
- At the end of the year	62.929.546.017			62.929.546.017

- 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;

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11. Construction in progress costs

	31/12/2025 VND	01/10/2025 VND
Construction survey costs – Phase 2, Saigon Beer – Dong Thap Brewery	2.840.530.000	
	2.840.530.000	

12. Short-term accounts payable to suppliers

	31/12/2025 VND	01/10/2025 VND
Saigon Beer - Alcohol - Beverage Corporation	13.586.017.928	24.919.430.286
Saigon Packaging Group Joint Stock Company	11.126.242.089	10.074.527.141
Le Loi Production and Trading Co., Ltd	5.097.811.950	4.021.774.680
Thai Tan Trading and Transport Co., Ltd	3.380.359.872	2.732.843.382
Western - Sai Gon Beer Joint Stock Company	1.425.971.976	
Tho Cang Co., Ltd	1.405.409.670	2.257.592.400
Saigon Beer Transportation Joint Stock Company	1.110.243.095	1.900.711.731
Payables to other entities	9.334.282.186	6.936.709.572
Total	46.466.338.766	52.843.589.192

Short-term accounts payable to related parties

	31/12/2025 VND	01/10/2025 VND
Saigon Beer - Alcohol - Beverage Corporation	13.586.017.928	24.919.430.286
Sai Gon Binh Tay Beer Trading		47.432.825

13. Short-term advances from customers

	31/12/2025 VND	01/10/2025 VND
Metro J Trading Co., Ltd	9.192.034.512	9.195.774.512
Trade Beer Sole Co., Ltd	1.220.414.000	1.220.414.000
Other short-term advances from customers	128.492.847	78.122.609
Total	10.540.941.359	10.494.311.121

NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENTS
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14. Taxes and Other Payables to the State

	01/10/2025 VND	Payable for the Period	Paid during the Period	31/12/2025 VND
Payable				
Value-added tax	12.721.391.412	34.693.193.209	25.797.170.430	21.617.414.191
Special consumption tax	108.855.710.347	447.475.777.884	383.204.190.183	173.127.298.048
Personal income tax	153.387.751	488.256.794	442.275.119	199.369.426
Natural resource tax	6.116.320	25.881.120	22.413.360	9.584.080
Corporate income tax	0			0
Other taxes		3.525.156.443	3.259.186.777	265.969.666
Total	121.736.605.830	486.208.265.450	412.725.235.869	195.219.635.411

Receivables

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

15. Accrued Expenses

	31/12/2025 VND	01/10/2025 VND
Interest expenses	124.869.520	97.854.597
Other accrued expenses – Premises	-	3.725.216.553
Short-term accrued expenses - Other	5.942.058.794	3.364.875.994
Total	6.066.928.314	7.187.947.144

16. Other Payables

	31/12/2025 VND	01/10/2025 VND
a) Short-term		
- Trade union fees;	1.148.010.702	1.757.887.227
- Dividends and profit payable;	2.744.799.000	2.744.799.000
Total	3.897.129.702	4.502.686.227

NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENTS
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17. Borrowings and Financial Lease Liabilities

	01/10/2025 VND	Increase in the Period VND	Decrease in the Period VND	31/12/2025 VND
Short-term borrowings and financial lease liabilities	148.820.532.172	113.537.690.818	111.982.460.786	150.375.762.204
- Vietcombank - Ky Dong Branch - HCMC	148.820.532.172			150.375.762.204
Total	148.820.532.172	113.537.690.818	111.982.460.786	150.375.762.204

18. Owner's Equity

a) Statement of Changes in Owner's Equity

	Items of Owner's Equity						
	Owners' capital	Share premium	Treas- ury shares	Other owners' equity	Development investment fund	Undistributed profit after tax	Total
A	1	2	3	4	5	6	7
Beginning balance of previous year	875.245.360.000	436.708.750.464			408.385.929.337	36.312.512.943	1.756.652.552.744
- Capital increase during previous year							
- Profit for previous year							
- Other increases							
- Capital decrease during previous year							
- Loss in the						(153.980.853.890)	(153.980.853.890)
- Other decreases						197.676.665.744	197.676.665.744
Beginning balance	875.245.360.000	436.708.750.464				180.573.510.822	1.492.527.621.286
- Increase in current year							
- Profit in current						40.818.169.840	40.818.169.840
- Other increases							
- Decrease in current year							
- Loss in current							
- Other decreases						(1.393.793.190)	(1.393.793.190)
Ending balance of this year	875.245.360.000	436.708.750.464				219.997.887.472	1.531.951.997.936

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b) Details of Owner's Equity Contribution

	31/12/2025		01/10/2025	
	%	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%	521.872.000.000	59,63%	521.872.000.000
Other Shareholders' Contributions	34,06%	298.173.360.000	34,06%	298.173.360.000
Total	100,00%	875.245.360.000	100,00%	875.245.360.000

c) Equity Transactions with Shareholders and Dividend Distribution

	Current period	Previous period
- 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		74.575.000

d) Shares

	31/12/2025 VND	01/10/2025 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

29. Off-Balance Sheet Items

	31/12/2025	01/10/2025
Foreign currencies (USD)	199.962,00	389.320,70
Bad debts that have been resolved		

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VI. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INCOME STATEMENT

1. Revenue from sales of goods and provision of services

	Accumulated from 01/10/2025 to 31/12/2025	Accumulated from 01/10/2024 to 31/12/2024
1. Total revenue from sales and service provision		
- Revenue from sale of goods	27.600.000	788.418.120
- Revenue from sale of finished products	508.864.571.279	351.500.622.423
- Revenue from provision of services	2.087.405.566	17.198.219.544
- Other revenue	2.506.423.772	32.717.364
Total	513.486.000.617	369.519.977.451

Revenue with related parties

	Accumulated from 01/10/2025 to 31/12/2025	Accumulated from 01/10/2024 to 31/12/2024
Saigon Beer - Alcohol - Beverage Corporation	433.304.896.570	273.420.973.605
Sai Gon Binh Tay Beer Trading	6.365.273.745	18.111.795.905
Sai Gon - Phu Ly Beer Company Limited		19.081.000

2. Sales Reductions

	Accumulated from 01/10/2025 to 31/12/2025	Accumulated from 01/10/2024 to 31/12/2024
Deductions from revenue		

3. Net revenue from sales and rendering of services

	Accumulated from 01/10/2025 to 31/12/2025	Accumulated from 01/10/2024 to 31/12/2024
Net revenue of goods	27.600.000	788.418.120
Net revenue of finished products	508.864.571.279	351.500.622.423
Net revenue from providing services	2.087.405.566	17.198.219.544
Other revenue	2.506.423.772	32.717.364
Total	513.486.000.617	369.519.977.451

NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENTS

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4. Cost of goods sold

	Accumulated from 01/10/2025 to 31/12/2025	Accumulated from 01/10/2024 to 31/12/2024
- Cost of goods sold – merchandise	1.283.384.405	586.496.000
- Cost of goods sold – finished goods	444.692.784.361	340.089.975.480
- Cost of services rendered	238.697.624	16.836.187.188
- Other cost of goods sold	(582.921.511)	18.713.729
Total	445.631.944.879	357.531.372.397

Cost of goods sold with related parties

	Accumulated from 01/10/2025 to 31/12/2025	Accumulated from 01/10/2024 to 31/12/2024
Saigon Beer - Alcohol - Beverage Corporation	400.132.265.521	272.057.028.084
Sai Gon Binh Tay Beer Trading	4.719.262.360	17.854.040.015
Sai Gon - Phu Ly Beer Company Limited		18.713.729

5. Financial Income

	Accumulated from 01/10/2025 to 31/12/2025	Accumulated from 01/10/2024 to 31/12/2024
- Interest income from deposits and loans	6.015.595.717	8.042.181.287
- Dividends and distributed profits;	5.175.000.000	51.483.351.500
- Foreign exchange gains;	83.693.056	652.905.113
Total	11.274.288.773	60.178.437.900

6. Financial Expenses

	Accumulated from 01/10/2025 to 31/12/2025	Accumulated from 01/10/2024 to 31/12/2024
- Interest on loans	2.073.745.293	4.805.155.567
- Foreign exchange losses	18.177.915	11.937.333
- Provision for impairment of trading securities and investment losses;		193.963.066.484
Total	2.091.923.208	198.780.159.384

NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENTS
Fourth Quarter of 2025

7. Selling Expenses

	Accumulated from 01/10/2025 to 31/12/2025	Accumulated from 01/10/2024 to 31/12/2024
Raw materials, materials, tools	4.670.300	4.052.052.536
Outsourced service costs	982.923.448	3.152.941.610
Other monetary expenses		6.998.760.934
Total	987.593.748	14.203.755.080

8. Administrative Expenses

	Accumulated from 01/10/2025 to 31/12/2025	Accumulated from 01/10/2024 to 31/12/2024
Raw materials, materials, tools	38.888.209	18.711.618
Employee expenses	3.220.636.071	4.222.754.248
Depreciation expenses	1.455.153.339	1.556.015.724
Provision expenses	12.098.203.702	-
Outsourced service costs	3.567.088.109	759.931.085
Other monetary expenses	339.623.708	5.403.943.350
Total	20.719.593.138	11.961.356.025

9. Other Income

	Accumulated from 01/10/2025 to 31/12/2025	Accumulated from 01/10/2024 to 31/12/2024
- Penalties received;	66.240.389	
- Sale of scrap materials		
- Other income	7.328	45.124
Total	605.236.345	1.068.473.570

10. Other Expenses

	Accumulated from 01/10/2025 to 31/12/2025	Accumulated from 01/10/2024 to 31/12/2024
- Fines	14.823.742.056	2.271.099.925
- Other Expenses	292.558.866	
Total	15.116.300.922	2.271.099.925

NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENTS

Fourth Quarter of 2025

11. Current corporate income tax expense

	Accumulated from 01/10/2025 to 31/12/2025	Accumulated from 01/10/2024 to 31/12/2024
Current corporate income tax expense	40.818.169.840	(153.980.853.890)
Adjustments (increase/decrease):	21.951.115.129	(44.846.461.178)
+ Non-deductible expenses	27.126.115.129	6.636.890.322
+ Income already subject to tax (dividends, profit distributions received)	(5.175.000.000)	(51.483.351.500)
+ Losses carried forward from prior periods	(62.769.284.969)	
Total taxable profit	0	(198.827.315.068)
- Corporate income tax rate = 20%		
- Current corporate income tax expense		

12. Production and Business Expenses by Factor

	Accumulated from 01/10/2025 to 31/12/2025	Accumulated from 01/10/2024 to 31/12/2024
Raw materials and supplies	374.936.725.966	281.403.744.901
Labor costs	20.204.672.309	20.308.638.664
Depreciation of fixed assets	19.690.876.212	21.911.257.398
Outsourced services	11.952.410.272	16.070.780.557
Other monetary expenses	641.714.713	8.090.296.457
Total	427.426.399.472	347.784.717.977

VII. OTHER INFORMATION

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 01/10/2025 to 31/12/2025	Accumulated from 01/10/2024 to 31/12/2024
Salaries, wages, bonuses, and other benefits	155.750.000	100.500.000

NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENTS

Fourth Quarter of 2025

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	Supply of goods and services	10.220.069.992
Sai Gon Binh Tay Beer Trading	Sai Gon Binh Tay Beer Trading	Purchase of services	55.087.227
Saigon Beer - Alcohol - Beverage Corporation	Saigon Beer - Alcohol - Beverage Corporation	Sale of goods and services to Sabeco	865.317.727.000
Saigon Beer - Alcohol - Beverage Corporation	Saigon Beer - Alcohol - Beverage Corporation	Purchase of raw materials from Sabeco	306.061.112.411
Sai Gon - Ninh Thuan Beer Company Limited	Sai Gon - Ninh Thuan Beer Company	Purchase of raw materials	71.356.000

3. Comparative information

The comparative figures are those presented in the audited financial statements for the financial year ended 31 December 2024 and the financial statements for the accounting period from 01 October 2024 to 31 December 2024, which have not been reviewed.

4. Going concern

During the accounting period from 01 October 2025 to 31 December 2025, the Company did not have any activities or events that would have a significant impact on its ability to continue as a going concern. Accordingly, the Company's financial statements have been prepared on a going-concern basis.

Prepared by

Hoang Lan Huong

January 29th, 2026

Chief Accountant

Ngo Viet Ha

General Director

Lee Chio Lim Larry



