

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 29<sup>th</sup>, 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 16<sup>th</sup>, 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

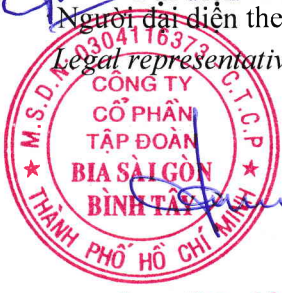
Văn bản giải trình trong trường hợp tích có/ *Explanatory documents in case of integration:*

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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*



# **CONSOLIDATED INTERIM FINANCIAL STATEMENTS**

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

**SAIGON BINH TAY BEER GROUP JOINT  
STOCK COMPANY**



**CONSOLIDATED BALANCE SHEET**

As of December 31, 2025

Items	Code	Notes	Ending balance	Beginning balance
<b>A. CURRENT ASSETS</b>	<b>100</b>		<b>905.170.951.249</b>	<b>729.000.003.938</b>
<b>I. Cash and Cash Equivalents</b>	<b>110</b>	<b>V.1</b>	<b>231.238.370.231</b>	<b>258.005.039.395</b>
1. Cash	111		119.890.241.641	106.336.517.210
2. Cash Equivalents	112		111.348.128.590	151.668.522.185
<b>II. Short-term financial investment</b>	<b>120</b>		<b>50.000.000.000</b>	<b>50.000.000.000</b>
3. Held to maturity investments	123		50.000.000.000	50.000.000.000
<b>III. Short-term Receivables</b>	<b>130</b>		<b>332.782.391.866</b>	<b>148.768.350.130</b>
1. Short-term receivables from customers	131	V.3	572.582.897.813	385.848.886.399
2. Prepayments to suppliers (short-term)	132	V.4	17.055.360.284	7.853.839.306
5. Short-term loan receivables	135			
6. Other short-term receivables	136	V.5	6.876.853.432	2.234.584.020
7. Provision for doubtful short-term receivables (*)	137		-263.732.719.663	-247.168.959.595
<b>IV. Inventory</b>	<b>140</b>	<b>V.6</b>	<b>287.733.491.880</b>	<b>266.646.150.482</b>
1. Inventory	141		303.612.898.583	300.121.394.188
2. Provision for inventory impairment (*)	149		-15.879.406.703	-33.475.243.706
<b>V. Other Current Assets</b>	<b>150</b>		<b>3.416.697.272</b>	<b>5.580.463.931</b>
1. Short-term prepayments	151	V.7	2.399.961.529	4.559.011.391
2. Value-added tax deductible	152		10.180.897	14.897.694
3. Taxes and other receivables from the State	153		1.006.554.846	1.006.554.846
<b>B. NON-CURRENT ASSETS</b>	<b>200</b>		<b>1.227.381.978.496</b>	<b>1.254.842.471.280</b>
<b>I. Long-term Receivables</b>	<b>210</b>		<b>20.440.000</b>	<b>20.440.000</b>
5. Long-term loan receivables	215			
6. Other long-term receivables	216		20.440.000	20.440.000
<b>II. Fixed Assets</b>	<b>220</b>		<b>962.008.705.974</b>	<b>987.843.607.197</b>
1. Tangible fixed assets	221	V.8	899.079.159.957	924.473.920.722
- Historical cost	222		3.869.017.511.800	3.866.863.962.070
- Accumulated depreciation (*)	223		-2.969.938.351.843	-2.942.390.041.348
3. Intangible fixed assets	227	V.9	62.929.546.017	63.369.686.475
- Historical cost	228		88.833.087.377	89.074.087.377
- Accumulated amortization (*)	229		-25.903.541.360	-25.704.400.902
<b>IV. Long-term work in Progress</b>	<b>240</b>		<b>4.588.349.036</b>	<b>7.877.199.078</b>
2. Construction in progress	242	V.10	4.588.349.036	7.877.199.078
<b>V. Long-term Financial Investments</b>	<b>250</b>	<b>V.2</b>	<b>213.554.053.643</b>	<b>213.554.053.643</b>
1. Investments in subsidiaries	251			
2. Investments in joint ventures and associates	252		41.186.788.990	41.186.788.990
3. Investments in other entities	253		173.867.264.653	173.867.264.653
4. Provision for long-term financial investments (*)	254		-1.500.000.000	-1.500.000.000
<b>VI. Other non-current assets</b>	<b>260</b>		<b>47.210.429.843</b>	<b>45.547.171.362</b>
1. Long-term prepayments	261	V.7	41.153.250.429	40.311.971.430
2. Deferred tax assets	262		338.237.287	450.594.484
3. Long-term tools, supplies and spare parts	263		5.718.942.127	4.784.605.448
+ Long-term spare parts	263A		20.384.001.679	19.730.270.852
+ Allowance for inventory devaluation	263B		-14.665.059.552	-14.945.665.404
<b>TOTAL ASSETS (270 = 100 + 200)</b>	<b>270</b>		<b>2.132.552.929.745</b>	<b>1.983.842.475.218</b>

Items	Code	Notes	Ending balance	Beginning balance
<b>C. LIABILITIES</b>	<b>300</b>		<b>826.017.238.059</b>	<b>748.815.586.550</b>
<b>I. Short-term Liabilities</b>	<b>310</b>		<b>703.645.187.770</b>	<b>626.443.536.261</b>
1. Short-term payables to suppliers	311	V.11	146.842.185.449	122.326.474.027
2. Short-term advances from customers	312	V.12	15.072.770.550	21.589.210.386
3. Taxes and other payables to the State	313	V.13	336.426.356.663	282.525.752.963
4. Payables to employees	314		7.123.077.696	4.316.469.074
5. Short-term accrued expenses	315	V.14	7.535.383.390	8.068.880.242
9. Other short-term liabilities	319	V.15	30.975.813.174	31.912.096.751
10. Short-term borrowings and financial lease liabilities	320	V.16	150.375.762.204	148.820.532.172
12. Bonus and welfare fund	322		9.293.838.644	6.884.120.646
<b>II. Long-term liabilities</b>	<b>330</b>		<b>122.372.050.289</b>	<b>122.372.050.289</b>
8. Long-term borrowings and finance lease liabilities	338			
11. Deferred income tax liabilities	341		122.372.050.289	122.372.050.289
<b>D. EQUITY</b>	<b>400</b>	<b>V.17</b>	<b>1.306.535.691.686</b>	<b>1.235.026.888.668</b>
<b>I. Owner's Equity</b>	<b>410</b>		<b>1.306.535.691.686</b>	<b>1.235.026.888.668</b>
1. Owner's contributions	411		875.245.360.000	875.245.360.000
- Common shares with voting rights	411a		875.245.360.000	875.245.360.000
2. Capital surplus	412		436.708.750.464	436.708.750.464
4. Other owner's equity	414		-51.168.810.051	-51.168.810.051
8. Development investment fund	418			
11. Undistributed profit after tax	421		45.750.391.273	-25.758.411.745
- Undistributed profit carried forward from the previous period	421a		-136.460.295.757	-91.949.633.457
- Undistributed profit for the current period	421b		182.210.687.030	66.191.221.712
<b>TOTAL EQUITY AND LIABILITIES (440 = 300 + 400)</b>	<b>440</b>		<b>2.122.552.920.745</b>	<b>1.983.842.475.218</b>

Preparer

(Sign, full name)



Hoàng Lan Huong

Chief Accountant

(Sign, full name)



Ngô Việt Hà

Prepared on January 29<sup>th</sup>, 2026.

General Director

(Sign, full name, seal)



Le Chlo Lim Larry



## CONSOLIDATED INTERIM INCOME STATEMENT

For the fourth quarter of year 2025

Items	Code	Notes	Quarter IV - 2025		Accumulated from the beginning of the year to Quarter IV - 2025	
			Current Year	Previous Year	Current Year	Previous Year
1. Revenue from sales and services	01	VI.1	870.373.426.487	665.825.806.048	3.176.068.853.812	2.180.307.571.282
2. Revenue deductions	02	VI.2				
3. Net revenue from sales and services (10 = 01 - 02)	10	VI.3	870.373.426.487	665.825.806.048	3.176.068.853.812	2.180.307.571.282
4. Cost of goods sold	11	VI.4	747.849.041.755	637.713.205.108	2.886.477.834.757	2.073.067.619.029
5. Gross profit from sales and services (20 = 10 - 11)	20		122.524.384.732	28.112.600.940	289.591.019.055	107.239.952.253
6. Financial income	21	VI.5	7.703.482.432	6.403.091.112	19.696.090.672	16.530.090.708
7. Financial expenses	22	VI.6	2.091.923.208	26.019.185.156	12.933.575.788	21.078.374.546
- Including: Interest expense	23		2.073.745.293	4.805.155.567	12.909.244.146	20.851.026.400
8. Share of profit (loss) in associates	24			1.833.765.065	6.326.991.170	-23.142.605.521
9. Selling expenses	25	VI.7	2.086.990.957	16.599.744.885	15.711.285.964	40.114.614.086
10. General and administrative expenses	26	VI.8	33.105.780.382	71.949.187.642	72.136.166.307	179.948.250.302
11. Net profit from operating activities {30 = 20 + (21 - 22) - (25 + 26)}	30		92.943.172.617	-78.218.660.566	214.833.072.838	-140.513.801.494
12. Other income	31	VI.9	1.191.940.683	5.154.045.417	1.419.717.667	5.894.999.920
13. Other expenses	32	VI.10	16.071.143.217	117.886.381.725	19.413.087.285	118.118.148.053
14. Other profit (40 = 31 - 32)	40		-14.879.202.534	-112.732.336.308	-17.993.369.618	-112.223.148.133
15. Total accounting profit before tax (50 = 30 + 40)	50		78.063.970.083	-190.950.996.874	196.839.703.220	-252.736.949.627
16. Current income tax expenses	51	VI.11	3.994.608.717	1.910.160.651	14.967.253.477	3.069.707.915
17. Deferred income tax expenses	52		112.357.197	37.373.223.856	-338.237.287	50.944.949.086
18. Net profit after income tax (60 = 50 - 51 - 52)	60		73.957.004.169	-230.234.381.381	182.210.687.030	-306.751.606.628
19. Net profit after tax of the parent company	61		73.957.004.169	-230.234.381.381	182.210.687.030	-306.751.606.628
20. Net profit after tax of non-controlling shareholders	62					
21. Basic earnings per share (*)	70		817	-2.631	1.451	-3.684
22. Diluted earnings per share (*)	71					

Preparer  
(Sign, full name)


Hoang Lan Huong

Chief Accountant  
(Sign, full name)


Ngo Viet Ha

Prepared on January 29<sup>th</sup>, 2026.

General Director  
(Sign, full name, seal)



Lee Chio Lim Larry

**CONSOLIDATED CASH FLOW STATEMENT**

(Using the indirect method)

For the Fourth Quarter of year 2025

Unit: VND

ITEMS	Code	Notes	Current Year	Previous Year
1	2	3	4	5
<b>I. Cash Flows from Operating Activities</b>				
<b>1. Profit before tax</b>	<b>01</b>		<b>78.063.970.083</b>	<b>-192.784.761.939</b>
<b>2. Adjustments for items</b>				
- Depreciation of Fixed Assets and Investment Properties	02		37.503.788.532	46.239.955.621
- Provisions	03		-1.312.682.787	71.808.032.149
- Exchange (gains)/loss arising from revaluation of monetary items denomina	04			
- Gain/loss from investment activities	05		-8.148.261.287	-8.612.611.031
- Interest expenses	06		2.073.745.293	12.460.908.992
- Other Adjustments	07			
<b>3. Operating profit before changes in working capital</b>	<b>08</b>		<b>108.180.559.834</b>	<b>-70.888.476.208</b>
- Increase/decrease in receivables	09		-176.281.849.972	-76.610.132.338
- Increase/decrease in inventories	10		-4.145.235.222	-14.667.752.487
- Increase/decrease in payables (excluding interest payable and income taxes payable)	11		64.610.630.982	125.532.853.279
- Increase/decrease in prepaid expenses	12		1.317.770.863	1.515.328.558
- Increase/decrease in trading securities	13			
- Interest paid	14		-2.046.730.370	-6.953.201.003
- Corporate income tax paid	15		-8.934.355.114	-986.737.728
- Other receipts from operating activities	16			7.020.000
- Other payments from operating activities	17		-12.848.268.623	-30.625.812.807
<b>Net cash flow from operating activities</b>	<b>20</b>		<b>-30.147.477.622</b>	<b>-73.676.910.734</b>
<b>II. Cash Flows from Investing Activities</b>				
1. Cash paid for the purchase or construction of Fixed Assets and	21		-2.939.567.963	-9.735.561.380
2. Cash receipts from the liquidation and sale of fixed assets and other long-term assets	22		804.272.727	6.320.000.000
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			9.000.000.000
5. Cash payments for investment in other entities	25			
6. Cash receipts from recoveries of investments in other entities	26			
7. Cash receipts from interest on loans, dividends, and profit	27		3.950.356.945	53.990.714.277
Adjustment for decreases in the reward and welfare fund and the development investment fund				
<b>Net cash flow from investing activities</b>	<b>30</b>		<b>1.815.061.709</b>	<b>-424.847.103</b>



ITEMS	Code	Notes	Current Year	Previous Year
1	2	3	4	5
<b>III. Cash Flows from Financing Activities</b>				
1. Cash receipts from issuing shares and owner contributions	31			
2. Cash payments for owner contributions, repurchasing of the company's issued shares	32			
3. Cash receipts from borrowings	33		113.537.690.818	308.080.196.915
4. Cash payments for the repayment of loan principal	34		-111.982.460.786	-227.851.253.732
5. Cash payments for financial lease liabilities	35			
6. Dividends and profits paid to owners	36			-93.325.752.500
<b>Net cash flow from financing activities</b>	<b>40</b>		<b>1.555.230.032</b>	<b>-13.096.809.317</b>
<b>Net cash flow during the period (50=20+30+40)</b>	<b>50</b>		<b>-26.777.185.881</b>	<b>-87.198.567.154</b>
Cash and cash equivalents at the beginning of the period	60		258.005.039.395	232.420.153.191
Impact of exchange rate fluctuations on the conversion of foreign	61		10.516.717	1.556.156.654
<b>Cash and cash equivalents at the end of the period</b>	<b>70</b>		<b>231.238.370.231</b>	<b>146.777.742.691</b>

Preparer

(Sign, full name)

Hoang Lan Huong

Chief Accountant

(Sign, full name)

Ngo Viet Ha

Prepared on January 29<sup>th</sup>, 2026

General Director

(Sign, full name, seal)

Lee Chao Lim Larry



## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

### For the fourth Quarter of year 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, and for the 13th time on September 19, 2025.

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
<b>Subsidiaries</b>			
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%
<b>Affiliates</b>			
Saigon Long Khanh Beer Joint Stock Company	Beer production	198.000.000.000	20,20%

**NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS***For the fourth Quarter of year 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.



## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

*For the fourth Quarter of year 2025*

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### 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 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

## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

### *For the fourth Quarter of year 2025*

- 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 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;



## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

*For the fourth Quarter of year 2025*

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- 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.



## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

### For the fourth Quarter of year 2025

**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.

**20. Related Parties**

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

**V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET****1. Cash and Cash Equivalents**

	31/12/2025 VND	01/10/2025 VND
- Cash	70.721.572	274.161.600
- Demand deposits	119.819.520.069	106.062.355.610
- Cash equivalents (term deposits)	111.348.128.590	151.668.522.185
<b>Total</b>	<b>231.238.370.231</b>	<b>258.005.039.395</b>

## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

*For the fourth Quarter of year 2025*

### 2. Long-term Financial Investments

#### a) Investments in Joint Ventures and Affiliates

	31/12/2025			01/10/2025		
	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	41.186.788.990	20,20%	4.000.000	41.186.788.990
<b>Total</b>			<b>41.186.788.990</b>			<b>41.186.788.990</b>

#### b) Investment in Other Entities

	31/12/2025		01/10/2025	
	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 Food - Food Business Joint Stock Company	100.000	1.500.000.000	100.000	1.500.000.000
Saigon Packaging Group Joint Stock Company	10.350.000	151.700.414.653	10.350.000	151.700.414.653
Saigon Quang Ngai Beer Joint Stock Company	1.166.667	11.666.670.000	1.166.667	11.666.670.000
<b>Total</b>		<b>173.867.264.653</b>		<b>173.867.264.653</b>

#### d) Allowance for investment impairment

	31/12/2025		01/10/2025	
	Ownership Percentage	Book Value VND	Ownership Percentage	Book Value VND
Truong Sa Food - Food Business Joint Stock Company		1.500.000.000		1.500.000.000
<b>Total</b>		<b>1.500.000.000</b>		<b>1.500.000.000</b>

**NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS**  
*For the fourth Quarter of year 2025*

**3. Short-term Receivables from Customers**

	31/12/2025 VND	01/10/2025 VND
Saigon Beer - Alcohol - Beverage Corporation	284.782.804.106	114.623.051.913
Ca Mau Sagota Trading Joint Stock Company	23.388.205.764	23.388.205.764
Quang Ngai Gota Joint Stock Company	17.992.290.458	17.992.290.458
Sagota Bita Northern Trading Joint Stock Company	17.979.502.716	17.944.748.416
TRADE BEER SOLE CO., LTD	13.364.010.784	
Le Tuan Vinh Company Limited	13.261.463.658	13.261.463.658
Tay Nguyen Import Export Company Limited		6.649.458.855
Hong Phuc Soc Trang SAGOTA Beer Joint Stock Company		6.889.014.699
Saco Dai Thanh Trading and Transportation Joint Stock Company		8.769.571.721
Sai Gon Bita Joint Stock Company		8.801.433.015
Other Receivables from Customers	201.814.620.327	167.529.647.900
<b>Total</b>	<b>572.582.897.813</b>	<b>385.848.886.399</b>

**Receivables from Related Parties**

	31/12/2025 VND	01/10/2025 VND
Saigon Beer - Alcohol - Beverage Corporation	284.782.804.106	114.623.051.913

**4. Short-term advances to suppliers**

	31/12/2025 VND	01/10/2025 VND
Other short-term advance payments	17.055.360.284	7.853.839.306
<b>Total</b>	<b>17.055.360.284</b>	<b>7.853.839.306</b>

**5. Other Receivables**

	31/12/2025 VND	01/10/2025 VND
<b>Short-term Other Receivables</b>	<b>7.139.484.536</b>	<b>1.755.437.472</b>
Receivables from Social Insurance	16.758.253	17.188.253
Receivables from Dividends	5.175.000.000	
Advances	595.219.600	941.609.000
- Receivables from Loan Interest		
- Other Receivables	1.318.624.521	762.758.057
<b>Long-term Other Receivables</b>	<b>20.440.000</b>	<b>20.440.000</b>
Collateral long-term deposits	20.440.000	20.440.000
<b>Total</b>	<b>7.159.924.536</b>	<b>1.775.877.472</b>



## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

### For the fourth Quarter of year 2025

**6. Inventories**

	31/12/2025 VND		01/10/2025 VND	
	Value	Provision	Value	Provision
- Goods in transit;				
- Raw materials;	176.183.454.535		135.651.832.139	
- Tools and equipment;	15.063.898.203		16.102.497.473	
- Work-in-progress;	53.697.729.899		54.449.930.188	
- Finished goods;	51.566.689.988		71.314.850.592	
- Merchandise;	2.131.021.660		769.673.738	
- Goods in consignment;	4.970.104.298		21.832.610.058	
<b>Total</b>	<b>303.612.898.583</b>		<b>300.121.394.188</b>	

**7. Prepaid Expenses**

	31/12/2025 VND	01/10/2025 VND
<b>Prepaid short-term expenses</b>		
+ Prepaid short-term expenses	2.399.961.529	4.559.011.391
<b>Prepaid long-term expenses</b>		
- Packaging materials in circulation	334.585.820	535.337.309
- Tools, equipment, and spare parts	8.564.571.430	6.970.604.375
- Repair and improvement costs	1.192.444.921	1.487.912.406
- Land lease (HQ)	11.917.651.698	12.024.499.914
- Land lease (Investment)	19.133.532.419	19.283.013.140
<b>Total</b>	<b>43.542.747.817</b>	<b>44.860.378.535</b>

**NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS**  
*For the fourth Quarter of year 2025*

**8. Changes in Tangible Fixed Assets:**

Category	Building and Structures	Machinery and Equipment	Machinery and Equipment	Management Tools	Other Tangible Fixed Assets	Total
<b>Cost of Fixed Assets</b>						
Beginning balance	846.859.039.113	2.956.973.050.472	56.833.342.352	3.931.730.437	2.266.799.696	3.866.863.962.070
- Purchases during the year	720.000.000	4.052.140.000				4.772.140.000
- Completed construction projects transferred to fixed assets	6.260.118.005					6.260.118.005
- 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	853.839.157.118	2.954.895.045.538	53.286.849.011	4.801.640.437	2.266.799.696	3.869.089.491.800
<b>Accumulated Depreciation</b>						
Beginning Balance	514.075.586.800	2.382.806.789.260	39.426.068.082	3.814.797.510	2.266.799.696	2.942.390.041.348
- Depreciation during the year	9.406.382.386	26.730.126.841	852.384.673	37.770.771		37.026.664.671
- Other Increases						
- Disposals and Sales		(6.130.144.934)	(3.348.209.242)			(9.478.354.176)
- Other Decreases						
Ending Balance	523.481.969.186	2.403.406.771.167	36.930.243.513	3.852.568.281	2.266.799.696	2.969.938.351.843
<b>Net Book Value</b>						
- At the beginning of the year	332.783.452.313	574.166.261.212	17.407.274.270	116.932.927		924.473.920.722
- At the end of the year	330.357.187.932	551.488.274.371	16.356.605.498	949.072.156		899.151.139.957

- 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 CONSOLIDATED INTERIM FINANCIAL STATEMENTS

*For the fourth Quarter of year 2025*

**9. Increase and decrease of intangible fixed assets:**

Item	Land use rights	Computer software	Other intangible assets	Total
<b>Cost of fixed assets</b>				
Beginning balance	87.114.712.377	1.718.375.000	241.000.000	89.074.087.377
- Purchased in the year				
- Disposal, sale				
Ending balance	87.114.712.377	1.718.375.000		88.833.087.377
<b>Accumulated depreciation</b>				
Beginning balance	23.745.025.902	1.718.375.000	241.000.000	25.704.400.902
- Depreciation in the year	440.140.458			440.140.458
Ending balance	24.185.166.360	1.718.375.000		25.903.541.360
<b>Net Book Value</b>				
- 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;



**NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS**  
*For the fourth Quarter of year 2025*

**10. Construction in progress costs**

	31/12/2025 VND	01/10/2025 VND
Construction in progress costs	4.588.349.036	7.877.199.078
Costs of construction survey – Phase 2 – Saigon Beer Plant – Dong Thap	2.840.530.000	
	1.747.819.036	7.877.199.078

**11. Short-term accounts payable to suppliers**

	31/12/2025 VND	01/10/2025 VND
Saigon Beer - Alcohol - Beverage Corporation	85.594.087.420	78.933.870.317
Saigon Packaging Group Joint Stock Company	16.356.614.629	15.460.735.896
Le Loi Production and Trading Co., Ltd	5.097.811.950	4.021.774.680
Estimated payables	3.596.054.765	
Thai Tan Trading and Transport Co., Ltd	3.380.359.872	2.732.843.382
Payables to other entities	23.458.106.255	21.177.249.753
<b>Total</b>	<b>137.483.034.891</b>	<b>122.326.474.028</b>

**Short-term accounts payable to related parties**

	31/12/2025 VND	01/10/2025 VND
Saigon Beer - Alcohol - Beverage Corporation	85.594.087.420	78.933.870.317

**12. 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
TRADE BEER SOLE CO., LTD	1.131.852.790	7.456.488.051
DRINKSHOUSE MANAGEMENT PTY LTD	711.433.080	711.433.080
Le Tuan Vinh Company Limited	512.150.000	
A&B Viet Nam Investment Joint Stock Company	414.796.709	
Dai Viet International Group Joint Stock Company	325.080.000	
MEKONG BREWERY Joint Stock Company		523.630.800
Other short-term advances from customers	1.565.009.459	2.481.469.943
<b>Total</b>	<b>15.072.770.550</b>	<b>21.589.210.386</b>

**NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS**  
*For the fourth Quarter of year 2025*

**13. Taxes and Other Payables to the State**

	01/10/2025 VND	Payable for the Period	Paid during the Period	31/12/2025 VND
<b>Payable</b>				
Value-added tax	59.320.914.801	73.712.293.489	98.881.911.638	34.151.296.652
Special consumption tax	210.633.884.455	765.347.435.739	679.105.201.724	296.876.118.470
Personal income tax	659.425.940	908.704.533	890.864.610	677.265.863
Natural resource tax	6.116.320	25.881.120	22.413.360	9.584.080
Corporate income tax	8.378.394.752	3.994.608.717	8.934.355.114	3.438.648.355
Other taxes	2.520.461.849	2.719.268.684	4.972.842.136	266.888.397
<b>Total</b>	<b>282.525.752.963</b>	<b>846.708.192.282</b>	<b>792.807.588.582</b>	<b>336.426.356.663</b>

**Receivables**

- Corporate Income Tax	1.006.554.846		1.006.554.846
- Deductible value-added tax on goods and services	14.897.694		10.180.897
- Other taxes			
<b>Total</b>	<b>1.021.452.540</b>		<b>1.016.735.743</b>

**14. Accrued expenses**

	31/12/2025 VND	01/10/2025 VND
Interest expenses	124.869.520	97.854.597
Other accrued expenses - Land/office rental		3.725.216.553
Short-term accrued expenses - Other	7.410.513.870	4.245.809.092
<b>Total</b>	<b>7.535.383.390</b>	<b>8.068.880.242</b>

**15. Other Payables**

	31/12/2025 VND	01/10/2025 VND
a) Short-term		
- Trade union fund;	1.514.728.620	2.377.634.820
- Accept short-term deposits or pledges	25.842.168.552	26.426.938.552
- Dividends, profits payable;	2.744.799.000	2.744.799.000
- Other payables.	1.338.097.002	355.365.349
<b>Total</b>	<b>31.444.113.174</b>	<b>31.912.096.751</b>

## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

*For the fourth Quarter of year 2025*

**16. 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	477.537.690.818	475.982.460.786	150.375.762.204
- Vietcombank - Ky Dong Branch - HCMC	148.820.532.172			150.375.762.204
<b>Total</b>	<b>148.820.532.172</b>	<b>477.537.690.818</b>	<b>475.982.460.786</b>	<b>150.375.762.204</b>

**17. Owner's Equity****a) Statement of Changes in Owner's Equity**

	Items of Owner's Equity					
	Owner's Investment	Capital Surplus	Other Owner's Equity	Development Investment Fund	Undistributed Profit After Tax	Total
A	1	2	3	4	5	6
Beginning balance of previous year	875.245.360.000	436.708.750.464	(51.168.810.051)	411.120.769.720	(329.311.058.389)	1.342.595.011.744
- Capital increase during previous						
- Profit for previous year						
- Other increases						
- Capital decrease during						
- Loss in the					(232.068.146.446)	(232.068.146.446)
- Other decreases					388.588.819.724	390.144.976.378
Beginning balance of this year	875.245.360.000	436.708.750.464	(51.168.810.051)		(25.758.411.745)	1.235.026.888.668
- Increase in current year						
- Profit in current					73.957.004.169	73.957.004.169
- Other increases						
- Decrease in current year						
- Loss in current						
- Other decreases					(2.448.201.151)	(2.448.201.151)
Ending balance of this year	875.245.360.000	436.708.750.464	(51.168.810.051)		45.750.391.273	1.306.535.691.686



**NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS**  
*For the fourth Quarter of year 2025*

**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
b) Details of owners' contributed capital	100,00%	1.432.628.360.000	100,00%	1.432.628.360.000
<b>Total</b>	<b>100,00%</b>	<b>1.432.628.360.000</b>	<b>100,00%</b>	<b>1.432.628.360.000</b>

**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)		
* <i>Par Value of Outstanding Shares:</i> .....	10.000	10.000

**18. Off-Balance Sheet Items**

	31/12/2025	01/10/2025
Foreign currencies (USD)	253.539,95	416.702,85
Bad debts that have been resolved	3.632.047.000	3.632.047.000

## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

*For the fourth Quarter of year 2025*

### 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
<b>1. Total revenue from sales and provision of services</b>		
- Sales revenue from goods	12.563.355.177	45.917.906.491
- Sales revenue from finished products	847.335.457.761	595.958.197.105
- Revenue from providing services	4.568.898.805	21.689.419.588
- Other revenue	5.905.714.744	2.260.282.864
<b>Total</b>	<b>870.373.426.487</b>	<b>665.825.806.048</b>

#### 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	750.813.134.034,00	402.396.676.972,00
Saigon Beer - Alcohol - Beverage Corporation		125.663.450.638,00

#### 2. Sales Reductions

	Accumulated from 01/10/2025 to 31/12/2025	Accumulated from 01/10/2024 to 31/12/2024
2. Sales Reductions		

#### 3. Net revenue from sales and provision of services

	Accumulated from 01/10/2025 to 31/12/2025	Accumulated from 01/10/2024 to 31/12/2024
Net revenue of goods	12.563.355.177	45.917.906.491
Net revenue of finished products	847.335.457.761	595.958.197.105
Net revenue from providing services	4.568.898.805	21.689.419.588
Other revenue	5.905.714.744	2.260.282.864
<b>Total</b>	<b>870.373.426.487</b>	<b>665.825.806.048</b>

## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

### For the fourth Quarter of year 2025

#### 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	11.722.732.303	39.107.461.974
- Cost of goods sold (finished products)	733.952.972.047	577.464.785.817
- Cost of providing services	2.365.151.274	20.594.491.748
- Other costs	(191.813.869)	546.465.569
<b>Total</b>	<b>747.849.041.755</b>	<b>637.713.205.108</b>

#### 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	690.472.049.649	511.254.293.813

#### 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	2.434.272.659	2.710.677.845
- Profit from discontinuation of equity method on investments in associates		
- Dividends and distributed profits	5.175.000.000	1.483.351.500
- Foreign exchange gains	94.209.773	2.209.061.767
<b>Total</b>	<b>7.703.482.432</b>	<b>6.403.091.112</b>

#### 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		21.202.092.256
- Other financial expenses		
- Reductions in financial expenses		
<b>Total</b>	<b>2.091.923.208</b>	<b>26.019.185.156</b>



## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

*For the fourth Quarter of year 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	15.306.150	4.187.250.801
Employee expenses	697.994.000	1.271.107.620
Outsourced service costs	1.102.312.168	3.436.703.968
Other monetary expenses	271.378.639	7.704.682.496
<b>Total</b>	<b>2.086.990.957</b>	<b>16.599.744.885</b>

**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	225.774.799	19.084.345
Employee expenses	8.815.730.053	10.446.410.979
Depreciation expenses	2.017.334.949	2.153.975.118
Provision expenses	16.563.760.068	50.624.446.451
Outsourced service costs	4.271.775.205	2.176.713.965
Other monetary expenses	1.211.405.308	6.528.556.784
<b>Total</b>	<b>33.105.780.382</b>	<b>71.949.187.642</b>

**9. Other Income**

	Accumulated from 01/10/2025 to 31/12/2025	Accumulated from 01/10/2024 to 31/12/2024
- Collected penalties	94.822.997	
- Other income	558.129.058	735.463.731
<b>Total</b>	<b>1.191.940.683</b>	<b>5.154.045.417</b>

**10. Other Expenses**

	Accumulated from 01/10/2025 to 31/12/2025	Accumulated from 01/10/2024 to 31/12/2024
- Fines	14.854.206.463	109.912.650.725
- Other Expenses	1.216.936.754	7.973.731.000
<b>Total</b>	<b>16.071.143.217</b>	<b>117.886.381.725</b>

## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

### For the fourth Quarter of year 2025

**11. Current Corporate Income Tax Expenses**

	Accumulated from 01/10/2025 to 31/12/2025	Accumulated from 01/10/2024 to 31/12/2024
Total accounting profit before tax	78.063.970.083	(192.784.761.939)
Adjustments	25.801.143.792	(1.483.351.500)
+ Non-deductible expenses	30.976.143.792	
+ Taxable income (Dividends, profits distributed)	-5.175.000.000	1.483.351.500
+ Carryforward losses from previous periods	(103.865.113.875)	
Total taxable profit	0	(194.268.113.439)
- Corporate income tax rate = 20%		

**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	653.918.681.289	526.420.428.757
Labor costs	36.004.522.963	33.029.084.512
Depreciation of fixed assets	37.517.788.532	46.239.955.621
Outsourced services	17.071.352.878	27.266.731.185
Other monetary expenses	1.582.262.094	10.304.534.389
<b>Total</b>	<b>746.094.607.756</b>	<b>643.260.734.464</b>

**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	826.220.231	296.140.000

## NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

### For the fourth Quarter of year 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)
Saigon Beer - Alcohol - Beverage Corporation	Saigon Beer - Alcohol - Beverage Corporation	BT Sales of goods and services to the Corporation	1.496.625.726.970
Saigon Beer - Alcohol - Beverage Corporation	Saigon Beer - Alcohol - Beverage Corporation	Purchase of services	589.198.781.754
Binh Tay Liquor Joint Stock Company	Binh Tay Liquor Joint Stock	Land lease for production plant	1.024.638.609

### 3. Comparative Figures

The comparative figures are the data presented in the financial statements for the financial year ended 31/12/2024, which have been audited, and the financial statements for the accounting period from 01/10/2024 to 31/12/2024 which have not been reviewed.

### 4. Going concern information


For the accounting period from 01/10/2025 to 31/12/2025, the Company has not had any activities or events that significantly affect its ability to continue as a going concern. Therefore, the Company's financial statements are prepared on the basis that the Company will continue its operations.

Prepared



Hoang Lan Huong

Chief Accountant



Ngo Viet Ha

General Director



Lee Chio Lim Larry

January 29<sup>th</sup>, 2026



