

No: *09* /2026/ CBTT – BSGPT

Phu Tho, 18/09/2026

REGULAR DISCLOSURE OF FINANCIAL STATEMENTS

To: Hanoi Stock Exchange

Under the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding the disclosure of information on the securities market, Sai Gon – Phu Tho Beer Joint Stock Company has carried out the disclosure of the 1st quarter of 2026 financial statements (F/S) to the Hanoi Stock Exchange as follows:

1. Name of company: Sai Gon – Phu Tho Beer Joint Stock Company
 - Stock symbol: BSP
 - Address of headoffice: Trung Ha Industrial Park, Tam Nong Commune, Phu Tho Province
 - Telephone: 02103 650 688
 - Email: saigonphutho@gmail.com Website: www.saigonphutho.com.vn

2. Content of the disclosure information:

- 1st quarter of 2026 financial statements

☒ Separate financial statements (The reporting entity does not have subsidiaries, and the higher-level accounting entity has affiliated units);

☐ Consolidated Financial Statements (The reporting entity has subsidiaries);

☐ Combined financial statements (The reporting entity has affiliated accounting units with separate accounting systems).

- Cases that require an explanation of the cause:

+ The auditing organization gives an opinion that is not a full acceptance opinion on the financial statements (for the audited financial statements of 2025)

☐ Yes

☐ No

Explanation document in cases of ticked yes:

☐ Yes

☐ No

+ The Profit after tax in the reporting period shows a discrepancy of 5% or more before and after the audit, changing from a loss to a profit or vice versa (for the audited financial statements of 2025):

☐ Yes

☐ No

Explanation document in cases of ticked yes:

☐ Yes

☐ No

+ The profit after corporate income tax in the income statement for the reporting period changes by 10% or more compared to the same period in the previous year:

☒ Yes

☐ No

Explanation document in cases of ticked yes:

☒ Yes

☐ No

+ The profit after tax in the reporting period is at a loss, changing from a profit in the same period of the previous year to a loss in this period, or vice versa:

☐ Yes

☐ No

Explanation document in cases of ticked yes:

☐ Yes

☐ No

This information was published on the company's website on/....../2026 at the following link: www.saigonphutho.com.vn – Shareholders relations

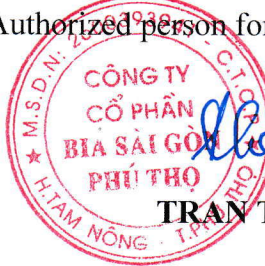
We hereby affirm that the information published above is true and accurate, and we take full legal responsibility for the content of the disclosed information.

Attachments:

- Financial statements 1st quarter 2026
- Explanation the changes of profit of 1st quarter 2026 compared to the 1st quarter 2025.

ORGANIZATION REPRESENTATIVE

Authorized person for information disclosure



TRAN THI LIEN

SAI GON – PHU THO BEER JOINT STOCK COMPANY
Trung Ha industrial zone, Tam Nong ward, Phu Tho province

**FINANCIAL STATEMENTS
FOR Q1 2026**



SAI GON - PHU THO BEER JOINT STOCK COMPANY

Address: Trung Ha industrial zone, Tam Nong ward, Phu Tho province

FINANCIAL STATEMENTS

For the accounting period ending 31/03/2026

FINANCIAL STATEMENT REPORT

As at 31 March 2026

Unit: VNĐ

Iteams	Code	Note	31/03/2026	01/01/2026
A. CURRENT ASSETS	100		102,176,567,705	133,911,620,499
I. Cash and cash equivalents	110	V.1	3,376,478,655	38,497,410,487
1. Cash	111		3,376,478,655	2,497,410,487
2. Cash equivalents	112		0	36,000,000,000
II. Short-term investments	120		0	0
III. Short-term receivable	130		12,492,345,556	22,773,341,685
1. Short-term trade receivables	131	V.2	5,003,253,570	17,821,573,694
2. Short-term advances to suppliers	132	V.3	7,478,980,716	4,843,273,159
6. Other short-term receivables	135	V.4a	10,111,270	108,494,832
IV. Inventories	140		86,086,640,024	72,260,169,966
1. Inventories	141	V.5	86,086,640,024	72,260,169,966
VI. Other current assets	160		221,103,470	380,698,361
1. Short-term prepaid expenses	161	V.6a	214,619,228	380,698,361
3. Taxes and receivables from the state	163	V.10	6,484,242	0
B. NON-CURRENT ASSETS	200		183,213,308,997	187,251,409,430
I. Non-current accounts receivable	210		0	0
II. Fixed assets	220		169,581,639,558	142,474,051,067
1. Tangible fixed assets	221	V.7	169,581,639,558	142,474,051,067
- Historical host	222		646,249,173,787	614,389,193,060
- Accumulated depreciation	223		(476,667,534,229)	(471,915,141,993)
IV. Long term assets in progress	240		0	29,050,596,798
2. Construction in progress	242	V.8	0	29,050,596,798
V. Long-term investments	250		0	0
VII. Other long-term assets	270		13,631,669,439	15,726,761,565
1. Long-term prepaid expenses	271	V.6b	13,631,669,439	15,726,761,565
2. Deferred tax assets	272		0	0
TOTAL ASSETS (270 = 100 + 200)	280		285,389,876,702	321,163,029,929
C. LIABILITIES	300		103,661,700,347	136,065,877,964
I. Current liabilities	310		86,361,065,348	116,945,242,965
1. Short-term trade payables	311	V.9	16,311,991,412	7,126,305,507
2. Short-term advances from customers	312		217,784,101	70,666,140
3. Dividends and profits payable	313		1,997,432,000	1,997,432,000
4. Statutory obligations	314	V.10	22,394,981,298	33,021,446,587
5. Payables to employees	315	V.11	1,103,771,000	1,100,068,000
6. Accrued expenses	316	V.12	278,062,252	539,058,005
10. Other short-term payables	320	V.13	27,856,601,140	25,014,349,140
11. Short-term loan and finance lease	321	V.14a	15,280,000,000	47,180,000,000
13. Reward and welfare funds	323	V.15	920,442,145	895,917,586
II. Non-current liabilities	330		17,300,634,999	19,120,634,999
9. Long-term loans and finance lease	339	V.14b	17,300,634,999	19,120,634,999
D. OWNERS' EQUITY	400	V.16	181,728,176,355	185,097,151,965
1. Contributed owner's capital	411		125,000,000,000	125,000,000,000

SAI GON - PHU THO BEER JOINT STOCK COMPANY

Address: Trung Ha industrial zone, Tam Nong ward, Phu Tho province

FINANCIAL STATEMENTS

For the accounting period ending 31/03/2026

FINANCIAL STATEMENT REPORT**As at 31 March 2026**

Unit: VNĐ

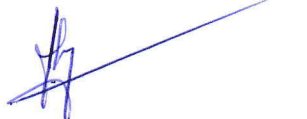
Iteams	Code	Note	31/03/2026	01/01/2026
- Ordinary shares	411a		125,000,000,000	125,000,000,000
8. Investment and development fund	418		23,517,055,477	23,517,055,477
10. Undistributed profit after tax	420		33,211,120,878	36,580,096,488
- Undistributed profit after tax accumulated to prior year-end	420a		36,580,096,488	27,876,225,479
- Undistributed profit after tax of this period	420b		(3,368,975,610)	8,703,871,009
TOTAL RESOURCES (440 = 300 + 400)	440		285,389,876,702	321,163,029,929

Prepared by



Dao Thi Huyen

Chief Accountant



Tran Bich Thuy

Phu Tho, 18 April 2026

Director



Bui Van Thieng

SAI GON - PHU THO BEER JOINT STOCK COMPANY

Address: Trung Ha industrial zone, Tam Nong ward, Phu Tho province

FINANCIAL STATEMENTS

For the accounting period ending 31/03/2026

INCOME STATEMENT

ITEMS	Code	Note	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
1. Revenue from sale of goods and rendering of services	1	VI.1	64,825,865,716	55,672,398,737	64,825,865,716	55,672,398,737
2. Deductions	2	VI.2	0	0	0	0
3. Net revenue from sale of goods and rendering of services (10= 01-02)	10		64,825,865,716	55,672,398,737	64,825,865,716	55,672,398,737
4. Costs of goods sold and services rendered	11	VI.3	63,147,329,399	57,879,003,432	63,147,329,399	57,879,003,432
5. Gross profit from sale of goods and rendering of services (20=10 - 11)	20		1,678,536,317	(2,206,604,695)	1,678,536,317	(2,206,604,695)
6. Financial income	21	VI.4	204,640,255	9,198,183	204,640,255	9,198,183
7. Financial expenses	22	VI.5	438,685,183	595,469,590	438,685,183	595,469,590
- In which: Interest expenses	23		438,685,183	595,469,590	438,685,183	595,469,590
9. Selling expenses	25	VI.6	287,414,620	117,724,232	287,414,620	117,724,232
10. General and administrative expenses	26	VI.7	2,825,583,242	2,671,146,523	2,825,583,242	2,671,146,523
11. Operating profit/(loss) {30 = 20 + (21-22)-(25+26)}	30		(1,668,506,473)	(5,581,746,857)	(1,668,506,473)	(5,581,746,857)
12. Other incomes	31		676,760,690	2,238,000	676,760,690	2,238,000
13. Other expenses	32		677,229,827	150,000,000	677,229,827	150,000,000
14. Other profit/(loss) (40 = 31 - 32)	40		(469,137)	(147,762,000)	(469,137)	(147,762,000)
15. Net profit before tax (50 = 30 + 40)	50		(1,668,975,610)	(5,729,508,857)	(1,668,975,610)	(5,729,508,857)
16. Current corporate income tax expense	51		0	0	0	0
18. Net profit/(loss) after tax (60=50 - 51 - 52)	60		(1,668,975,610)	(5,729,508,857)	(1,668,975,610)	(5,729,508,857)
21. Basis earnings per share (*)	70		(133.52)	(458.36)	(133.52)	(458.36)

Prepared by



Dao Thi Huyen

Chief Accountant



Tran Bich Thuy



Phu Tho, April 2026

Director

Bui Van Thieng

SAI GON - PHU THO BEER JOINT STOCK COMPANY

Address: Trung Ha industrial zone, Tam Nong ward, Phu Tho province

FINANCIAL STATEMENTS

For the accounting period ending 31/03/2026

CASH FLOW STATEMENT**Indirect method**

For the accounting period ending 31/03/2026

Unit: VNĐ

ITEMS	Cod e	Note	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Net profit before tax	1		(1,668,975,610)	(5,729,508,857)
2. Adjustments for				
- Depreciation and amortisation	2		4,981,405,157	5,428,410,130
- Provisions	3		0	0
- Foreign exchange (gains)/losses arising from revaluation of monetary accounts	4		0	0
- (Profits)/losses from investing activities	5		(204,640,255)	(9,198,183)
- Interest expenses	6		438,685,183	595,469,590
- Other adjustments	7		0	0
3. Operating income before changes in working capital	8		3,546,474,475	285,172,680
- Decrease/(increase) in receivables	9		11,636,757,543	6,146,971,944
- Decrease/(increase) in inventories	10		(13,826,470,058)	8,378,941,454
- Increase in payables (not included interest expenses and income tax payables)	11		(938,027,308)	(21,461,092,815)
- Decrease/(Increase) in prepaid expenses	12		2,261,171,259	2,594,230,810
- Decrease/(Increase) in securities held for trading	13		0	
- Interest paid	14		(538,484,438)	(667,487,672)
- Corporate income tax paid	15		(186,058,290)	(101,289,170)
- Other cash inflows from operating activities	16		0	0
- Other cash outflows from operating activities	17		(1,675,475,441)	(1,562,906,400)
Net cash flows from operating activities	20		279,887,742	(6,387,459,169)
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Purchase and construction of fixed assets and other long-term assets	21		(2,649,830,491)	(4,598,500,796)
2. Proceeds from the liquidation and sale of fixed assets and other long-term assets.	22		665,987,100	0
7. Interest and dividend received	27		303,023,817	57,734,073
Net cash flows from investing activities	30		(1,680,819,574)	(4,540,766,723)
III. CASH FLOWS FROM FINANCING ACTIVITIES				
3. Drawdown of borrowings	33		34,500,000,000	66,000,000,000
4. Repayment of borrowings	34		(68,220,000,000)	(74,410,000,000)
5. Payment of principal of finance lease liabilities	35		0	0

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SAI GON - PHU THO BEER JOINT STOCK COMPANY

Address: Trung Ha industrial zone, Tam Nong ward, Phu Tho province

FINANCIAL STATEMENTS

For the accounting period ending 31/03/2026

CASH FLOW STATEMENT**Indirect method**

For the accounting period ending 31/03/2026

Unit: VNĐ

ITEMS	Cod e	Note	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
6. Dividend paid to owner	36		0	0
Net cash flows from financing activities	40		(33,720,000,000)	(8,410,000,000)
Net cash flows within the period (50 = 20+30+40)	50		(35,120,931,832)	(19,338,225,892)
Cash and cash equivalents at the beginning of period	60		38,497,410,487	36,367,541,408
Impact of exchange rate fluctuation	61		0	0
Cash and cash equivalents at the end of period (70 = 50+60+61)	70		3,376,478,655	17,029,315,516

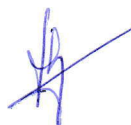
Phu Tho, 18. April 2026

Prepared by



Dao Thi Huyen

Chief Accountant



Tran Bich Thuy

Director



Bui Van Thieng



NOTE TO THE FINANCIAL STATEMENTS

1st quarter of 2026

I. OPERATION FEATURES

1. Ownership form

The Company's enterprise registration certificate has been amended several times, the most recent of which is by Enterprise Registration Certificate No. 2600393941 dated 25 April 2024. The initial enterprise registration certificate and its amendments were issued by the Department of Planning and Investment of Phu Tho province.

The Company's charter capital is VND 125,000,000,000 (One hundred and twenty five billion Vietnamese dong only).

The head office of the Company is located Trung Ha industrial zone, Dan Quyen ward, Tam Nong district, Phu Tho province.

2. Principal activities

The principal activities of the Company are to produce and trade beer, alcohol, liquor and beverages products; to import – export beer, alcohol, beverages and materials for production of beer, alcohol, liquor and beverages; and to provide warehousing services.

3. Production cycle:

The Company's normal production and business activities are 12 months.

Production cycle of the Company do not exceed 12 months.

4. The operating characteristics of the business in the fiscal year affect the financial statements.

During the accounting period, the Company's operations did not have any significant characteristics affecting the financial statements. Company activities normally occur in all periods of the year.

II. FINANCIAL YEAR AND STANDARD CURRENCY USED IN ACCOUNTING

1. Financial year:

The financial year of the company starts on 01 January and ends on 31 December annually.

2. Standard currency unit:

The standard currency unit used is Vietnam Dong (VND).

III. ACCOUNTING STANDARDS AND ACCOUNTING SYSTEMS APPLIED

1. Accounting system applied

The Company applied Vietnam corporate accounting system as pursuant to Circular No. 99/2025/TT-BTC dated 27 October 2025, Vietnamese Accounting Standards issued by the Ministry of Finance.

2. Announcement of Compliance to Accounting Standards and Accounting Systems

The Company applied Vietnamese Accounting Standards and Standard Guiding documents issued by Government. The Financial Statements are prepared and presented pursuant to each criteria, circular guiding to perform standard and current Accounting Systems applied.

IV. ACCOUNTING POLICIES



1. Recognition of cash and cash equivalents.

Transactions incurred in foreign currencies shall be converted into VND at the actual transaction exchange rates. Balances of items in foreign currencies at the year-end date shall be converted at the buying exchange rates of the commercial banks where the Company opened the accounts at the end of the fiscal year.

Cash equivalents include short-term investment with an original maturity less than three months which are readily convertible into known amounts of cash without notice from date of purchasing investment at financial statement dated.

2. Receivables

Receivables represent the amounts recoverable from customers or other debtors and are stated at book value less provision for doubtful debts.

Provision for doubtful debts is made for receivables that are overdue for more than six months [or presented in accordance with the Company's accounting policy, for example, in accordance with the Group's provisioning policy.], or receivable debts which are difficult for the debtor to pay due to liquidation, bankruptcy or similar difficulties.

3. Recognition of inventories

Inventories are stated at the lower of cost and net realizable value. The cost of inventories includes direct material costs, direct labor costs, and general production costs, if any, to obtain inventory at the current location and current status. The original cost of inventories is determined on a weighted average basis. Net realizable value is the estimated selling price less estimated costs to complete and the costs incurred for marketing, sales and distribution.

Provision for devaluation of inventories of the Company is made in accordance with the current accounting regulations. As a result, the Company is allowed to make provision for obsolete, damaged or defective inventories, and in cases where the cost of inventories is higher than net realizable value at the end of accounting period.

4. Recognition and depreciation of fixed assets

Tangible fixed assets, intangible fixed assets are stated at the historical cost. During the using time, tangible fixed assets, intangible fixed are recorded at cost, accumulated depreciation and net book value;

In the process of using the costs of upgrading, renovating and maintaining the maintenance costs, the costs of production or business will be added to their cost, depending on the effect that these expenses have on the fixed assets. To provide guidance on the current regime of management and use of fixed assets.

Depreciation is provided on a straight-line basis. Amounts to be depreciated at cost (or at cost less the cost of disposal). Depreciation is applied in accordance with Circular 45/2013 / TT-BTC dated 25 April 2013 of the Ministry of Finance guiding the regime of management, use and depreciation of fixed assets. Depreciation of fixed assets is estimated as follows:

Buildings & Architectures	6 - 40 years
Machinery and equipment	03 - 12 years
Transportation means	05 - 10 years

5. Recognition of prepaid expenses

Prepaid expenses include actual expenses incurred but related to the results of production and business activities of various accounting periods. Prepaid expenses include prepaid land rent and other prepaid expenses.

Land rent performs the amount of land rent prepaid. Prepaid land rentals are allocated to the Income statement by straight-line method according to the term of the lease.

Other prepaid expenses include the value of tools, insurance costs, rotational packaging and other expenses are allocated to the Income statement by straight-line method with the period of time is not over 36 months.

6. Recognition of liabilities

Criteria for classification of payables:

- Trade payables include: The payables arising from transactions of nature of purchase and sale of goods, services and assets;
- Other payables: The remaining payables are not classified as trade payables, internal payables;

The payables shall be accounted in detail for each subject, each item must be paid, detailed pay period, and detailed in original currency.

Accounts payable with maturity of less than 12 months at the time of financial statements preparation are classified as short-term liabilities; Remaining liabilities that are not classified as short-term liabilities are classified as long-term liabilities. When preparing financial statements, the amounts payable are reclassified in accordance with this principle.

The Company performs a revaluation of its foreign currency payables at all times of the financial statements dated. The actual exchange rate for the revaluation of the payable amount is the selling exchange rate of the Vietnam Joint Stock Commercial Bank for Industry and Trade - Quang Minh Branch.

The Company will recognize immediately a liability when there is evidence that a certain loss has occurred, in accordance with the prudent principle.

Liabilities are not recognized less than the obligation payments.

The provision for liabilities was established at the time the financial statements dated in accordance with the current regulations.

7. Recognition of borrowing cost and loans

The loan value is recorded on each disbursement and repayment. The value of the finance lease liability is the amount payable that are calculated by current value of the minimum lease payments or the fair value of the leased asset at the time of the financial statement preparation.

Loans and finance leases are detailed and tracked by each borrower, loan agreement, loan asset, maturity date, and currency.

When financial statements are prepared, the borrowings and financial liabilities in foreign currencies is revalued according to the selling rate of the bank where the company borrows or leases.

8. Principles for recognizing and capitalizing borrowing costs.

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Borrowing costs are recognised in the income statement in the year when incurred unless they are capitalised in accordance with Vietnamese Accounting Standard No. 16 "Borrowing costs". Accordingly, borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. The incomes from temporary investments in loans are debated historical cost relation. For a separate loan for the construction of a fixed asset, the investment property, the interest rate is capitalized even if the construction period is less than 12 months.

9. Recognition of accrued expenses payables

Accrued expenses payables are recognized when the Company has a current liability as a result of an event occurred and the Company are capable to pay the obligation. Costs are determined on the basis of estimations by the Board of Director about the costs needed to pay the liability at the end of the operating period.

10. Principles and methods of recognizing provisions

The recognized amount of a provision is the most reasonable estimate of the amount payable to pay for current liability at the date of the financial statement.

Only costs related to the initial provision are made up to be covered by its provision.

The difference between the provision already made in the previous accounting period, which has not yet been used up, is larger than the amount to be reported in the reporting period, which is reimbursed for recording the decrease of production and business expenses in the period minus the larger difference of the provision for warranty of construction works shall be reimbursed to other income in the period.

11. Recognition of owner's equity

a) Principles for recognizing owners' contributed capital, share premium, convertible bond options, other capital of owners.

- The owner's capital is recognized according to the actual owner's contributed capital.
- Share premium is the difference between the issue price and the value of the stock; the difference between the redemption price of treasury shares and the re-issue price of treasury shares.
- The convertible bond option reflects the capital component (stock options) of convertible bonds issued by the Company.

b) Principles for recognizing undistributed profits.

The undistributed profit after tax is the profit from the operation of the enterprise after subtracting (-) the adjustments due to retrospective application of changing in accounting policy and retrospectively adjusting the material errors of last year.

Profits are distributed to the owners in accordance with the annual resolutions of the General meeting of shareholders.

12. Principles and method of recording revenue

Revenue from sale of goods should be recognized when five following conditions have been satisfied:

SAI GON - PHU THO BEER JOINT STOCK COMPANY

Address: Trung Ha industrial zone, Tam Nong ward, Phu Tho province

FINANCIAL STATEMENTS

For the accounting period ending 31/03/2026

- The Company retains neither continuing managerial involvement as a neither owner nor effective control over the goods sold;
- The amount of revenue can be measured reliably;
- The economic benefits associated with the transaction of goods sold have flown or will flow to the Company;
- The costs incurred or to be incurred in respect of the transaction of goods sold can be measured reliably.

The deduction of sales, service providers during the year are trade discounts.

Trade discounts incurred in the same period of consumption of products, goods and services are adjusted a decrease in revenue in the incurring period, unless detecting errors after the report released, the revenue of the period will be reduced.

13. Recognition of cost of goods sold

When a revenue is recognized, a corresponding expense related to the generation of the revenue is recognized. This cost includes the cost of the period in which the revenue was generated and the costs of the past periods or expenses related to the revenue of that period.

Costs of raw materials directly consumed over the normal level, labor costs and fixed production costs are not allocated to the value of products warehousing, calculated immediately in the cost of goods sold in the period according to prudent principle.

The decreation of cost of goods sold includes Reimbursement of salaries and wages payable and trade discounts, discounted goods received after the goods have been consumed.

14. Recognition of financial expense

Expenses recognized in financial expenses include:

- Expenses for lending and borrowing capital;
- Losses due to change in exchange rate of transactions related to foreign currencies;

The above amounts shall be recognized according to the total amount arising in the period, not offset with the turnover from financial activities.

15. Selling expenses and general, administrative expenses

Selling expenses is used to record expenses actually incurred in process of selling products, goods, providing services, including publicity expenses, demonstration expenses, advertising expenses, sale commission, warranty charges of goods and products, maintenance charges, cost of packing, transportation.

General and administrative expenses is used to record overhead costs of business including salary and insurance expenses of business' administrative staffs; depreciation of fixed assets used for administration, land rent, licence tax, provision for bad debts, outsourced services for administration...

Administrative expenses reduced during the period include: Reversal a part of advance costs of inventory and past year on duty expense.

16. Recognition of current corporate income tax expense

Corporate income tax represents the sum of the tax currently payable.

The current tax liability is based on taxable income in year. Taxable income differs net profit in the Income statement because the taxable income does not include income or expense that is taxable or deductible in other years (including carry-forward loss, if any) and does not include non-taxable or non-deductible items.

The determination of the CIT of Company is based on the current tax regulations. However, these regulations vary from time to time and the final determination of corporate income tax depends on the results of examination by the competent tax authority.

Other taxes are based on current tax laws in Vietnam.

17. Other accounting principles and methods

a. Financial instruments

Initial recognition

Financial assets

Financial assets of the Company include cash on hand, short-term deposits, short-term receivables, other receivables and investments. At the date of initial recognition, financial assets are recognized by cost plus transaction costs directly relate to the purchasing the financial asset.

Financial liabilities

The Company's financial liabilities include trade payables, other payables, loans and accrued expenses. At the date of initial recognition, financial liabilities are recognized by cost plus transaction costs directly relate to the purchasing the financial liabilities.

Value after initial recognition

At present there are no regulations on revaluation of financial instruments after initial recognition.

b. Related parties

The enterprises, individuals, directly or indirectly through one or more intermediaries, control the Company or are under the control of Company, or jointly control with the Company, even including parent company, subsidiary and associated companies are related parties. The associates, individuals directly or indirectly have right on the voting power of the Company that have significant influence on the Company, key management personnel including the Board of Directors and officers of the Company, the close family members of these individuals or their affiliates or those associated company with these individuals are also considered as related parties.

In considering each related parties relationship, should be noted attention to the nature of the relationship, not just the legal form of the relationship.

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V. NOTES TO THE BALANCE SHEET**1 . Cash and cash equivalent**

Unit: VND

	31/03/2026	01/01/2026
Cash	3,376,478,655	2,497,410,487
Cash in hand	1,008,676,118	1,008,676,118
Cash at bank	2,367,802,537	1,488,734,369
Cash equivalents	0	36,000,000,000
Savings deposits with a term of less than 3 months	0	36,000,000,000
Total	3,376,478,655	38,497,410,487

2 . Trade receivables

	31/03/2026	01/01/2026
Receivables from related parties	4,111,805,863	17,287,039,979
Saigon Beer - Alcohol - Beverage Joint Stock Corporation	3,943,044,600	17,101,523,344
Saigon Beer Trading One Member Limited Liability Company	168,761,263	185,516,635
Other receivables	891,447,707	534,533,715
Other receivables	891,447,707	534,533,715
Total	5,003,253,570	17,821,573,694

3 . Short-term advances to suppliers

	31/03/2026	01/01/2026
Cong Minh mechanical joint stock company	830,830,000	830,830,000
Toan Dien environmental Technology Joint Stock Company	732,760,000	727,900,000
Crown Hanoi Joint Venture Company Limited	0	454,423,133
MDM Hat Limited Liability Company	582,000,000	582,000,000
TA Smart Technical Solutions Company Limited	2,040,000,000	1,020,000,000
MEIKO Vietnam Machinery and Equipment Joint Stock Company	1,354,000,000	0
Huy Khoi Technology Engineering Company Limited	0	319,436,647
KIM LONG VIETNAM PRODUCTION, TRADING AND SERVICE	1,455,084,000	0
Other short-term advances to suppliers	484,306,716	908,683,379
Total	7,478,980,716	4,843,273,159

4 . Other receivables**4a . Short-term**

	31/03/2026	01/01/2026
Advances	10,111,270	10,111,270
Other receivables	0	98,383,562
Total	10,111,270	108,494,832

5 . Inventories

	31/03/2026	01/01/2026
Materials	29,971,470,717	15,490,134,818
Tools and supplies	27,738,527,662	27,774,033,960
Work in progress	10,431,831,947	10,720,025,465
Completed inventory properties	17,944,809,698	18,275,975,723
Total	86,086,640,024	72,260,169,966

6 . Prepaid expenses**6a . Short-term**

	31/03/2026	01/01/2026
Repairing assets cost	164,530,623	269,317,123
Insurance cost	50,088,605	111,381,242
Total	214,619,228	380,698,365

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6b . Long-term

	31/03/2026	01/01/2026
Repairing assets cost	3,480,359,112	4,494,244,194
Tools and instruments	10,151,310,327	11,232,517,371
Total	13,631,669,439	15,726,761,565

7 . Tangible fixed assets

	Buildings & Architectures	Machinery & Equipment	Transportation means	Management tools and equipment	Total
Historical cost					
01/01/2026	133,951,932,334	466,808,942,443	9,258,306,994	4,370,011,289	614,389,193,060
Newly purchased	32,710,980,727	44,000,000	0	0	32,754,980,727
Completed construction	0	0	0	0	0
Sold, disposed	0	0	895,000,000	0	895,000,000
31/03/2026	166,662,913,061	466,852,942,443	8,363,306,994	4,370,011,289	646,249,173,787
Accumulated depreciatio					
01/01/2026	66,121,113,489	394,193,228,233	7,652,121,890	3,948,678,381	471,915,141,993
Depreciation	1,368,785,271	3,524,944,021	50,957,385	36,718,480	4,981,405,157
Sold, disposed	0	0	(229,012,921)	0	(229,012,921)
31/03/2026	67,489,898,760	397,718,172,254	7,474,066,354	3,985,396,861	476,667,534,229
Net carrying amount					
01/01/2026	67,830,818,845	72,615,714,210	1,606,185,104	421,332,908	142,474,051,067
31/03/2026	99,173,014,301	69,134,770,189	889,240,640	384,614,428	169,581,639,558

8 . Long – term construction in progress

	31/03/2026	01/01/2026
Workshop and warehouse in progress	0	29,050,596,798
Total	0	29,050,596,798

9 . Short-term trade payables

	31/03/2026	01/01/2026
Trade payables to related party	7,420,915,393	4,231,606,703
Saigon Beer - Alcohol - Beverage Joint Stock Corporation	7,392,874,489	4,202,480,674
Saigon Beer Trading One Member Limited Liability Company	28,040,904	29,126,029
Other trade payables	8,891,076,019	2,894,698,804
Total	16,311,991,412	7,126,305,507

10 . Tax and statutory obligations

	01/01/2026	Payables during in the period	Paid during in the period	31/03/2026
Output VAT	3,919,286,226	6,878,485,381	9,092,233,595	1,705,538,012
Import's value added tax	0	0	0	0
Excise tax	28,814,144,163	56,256,819,487	64,381,520,364	20,689,443,286
Import, export tax	0	0	0	0
Corporate income tax	186,058,290	0	186,058,290	0
Personal income tax	101,957,908	47,350,000	155,792,150	(6,484,242)
Other taxes	0	0	0	0
Total	33,021,446,587	63,182,654,868	73,815,604,399	22,309,497,056

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11 . Payables to employees

	31/03/2026	01/01/2026
Wages paid at the end of the period	1,103,771,000	1,100,068,000
Total	1,103,771,000	1,100,068,000

12 . Accrued expenses

	31/03/2026	01/01/2026
Provision for wage costs	0	0
Interest expense	0	99,799,255
Other	278,062,252	439,258,750
	278,062,252	539,058,005

13 . Other payables

	31/03/2026	01/01/2026
Trade union fee	30,713,340	29,821,340
Deposits, mortgages received	27,292,727,800	24,983,177,800
Other	533,160,000	1,350,000
Total	27,856,601,140	25,014,349,140

14 . Finance lease loans and borrowings

	31/03/2026	01/01/2026
14a . Short - term loans	15,280,000,000	47,180,000,000
Vietnam Joint Stock Commercial Bank for Industry and Trade Quang Minh Branch	8,000,000,000	39,900,000,000
Long – term loans from banks due to date	7,280,000,000	7,280,000,000
14b . Long - term loans	17,300,634,999	19,120,634,999
Vietnam Joint Stock Commercial Bank for Industry and Trade Quang Minh Branch	17,300,634,999	19,120,634,999
Total	32,580,634,999	66,300,634,999

15 . Reward and welfare funds

	31/03/2026	01/01/2026
Bonus fund, welfare Fund	920,442,145	895,917,586
Total	920,442,145	895,917,586

16 . Owners' equity**16a . Increase and decrease in owners' equity**

	Contributed owner's capital	Investment and development fund	Undistributed after tax profits	Total
Opening balance	125,000,000,000	23,517,055,477	42,558,073,511	191,075,128,988
Profit / (loss) for the previous year	0	0	8,703,871,009	8,703,871,009
Profit distribution in 2024	0	0	(14,681,848,032)	(14,681,848,032)
Closing balance	125,000,000,000	23,517,055,477	36,580,096,488	185,097,151,965
Profit / (loss) of the current year	0	0	(1,668,975,610)	(1,668,975,610)
Distribute remaining profit in 2025	0	0	(1,700,000,000)	(1,700,000,000)
Closing period	125,000,000,000	23,517,055,477	33,211,120,878	181,728,176,355

According to the resolution of the Annual General Meeting of Shareholders No.01/2025/NQ-DHDCD dated on 29 March 2025,
the Company distributes profit in 2024 as follows:

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	Distributed under resolution	Profit distributed	remaining profit had been distributed until 31/03/2026
Social security fund	131,848,032	131,848,032	0
Bonus and welfare fund	2,050,000,000	2,050,000,000	0
Pay dividends	12,500,000,000	12,500,000,000	0
Total	14,681,848,032	14,681,848,032	0
16b . Details of contributed owner's capital			
			31/03/2026
Saigon Beer - Alcohol - Beverage Joint Stock Corporation			33,787,500,000
Sai Gon- Dong Xuan Beer -Alcohol Joint Stock Company			8,530,500,000
Mr. Vo Sy Dong			10,536,760,000
Mrs. Nguyen Thu Huong			6,552,660,000
Mr. Le Hoai Thanh			6,842,300,000
Mr. Vu Hoai Son			6,750,000,000
Other			52,000,280,000
Total			125,000,000,000
			01/01/2026
			33,787,500,000
			8,530,500,000
			10,536,760,000
			6,552,660,000
			6,842,300,000
			6,750,000,000
			52,000,280,000
			125,000,000,000

VI . SUPPLEMENTARY INFORMATION FOR THE ITEMS PRESENTED IN THE INCOME STATEMENT

Unit: VND

1 . Revenue from sales of goods and services

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
Revenue from selling beer	63,773,295,133	55,009,648,677
Other revenues	1,052,570,583	662,750,060
Total	64,825,865,716	55,672,398,737

2 . Deductible items to revenue

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
Trade discount	0	0
Total	0	0

3 . Cost of goods sold

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
Cost of selling beer	62,805,334,719	56,962,638,747
Cost of others sold	341,994,680	916,364,685
Total	63,147,329,399	57,879,003,432

4 . Financial income

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
Interest income	204,640,255	9,198,183
Gain of exchange rate difference	0	0
Total	204,640,255	9,198,183

5 . Financial expense

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
Interest expense	438,685,183	595,469,590
Loss of exchange rate difference	0	0
Total	438,685,183	595,469,590

6 . Selling expenses

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
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Prepaid expenses allocated	0	0
Other expenses	66,349,200	0
Total	287,414,620	117,724,232

7 . General and administration expenses

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
Raw materials	49,832,707	57,053,212
Expenses of labors	1,691,221,721	1,325,480,505
Depreciation expenses of fixed assets	50,474,248	51,913,590
Expenses of outsourced services	952,761,929	1,136,761,619
Other expenses	81,292,637	99,937,597
Total	2,825,583,242	2,671,146,523

8 . Business, production cost by items

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
Raw materials	50,430,185,261	35,290,584,312
Expenses of administrative staff	5,031,898,731	3,012,102,881
Depreciation expenses of fixed assets	4,981,405,157	4,775,349,066
Expenses of outsourced services	4,297,106,187	4,567,788,095
Other expenses	558,377,702	275,798,315
Total	65,298,973,038	47,921,622,669

9 . Related party disclosures

In period, the Company has had the transactions with the related parties as follows:

No. Related parties

	Transaction value (excluding value added tax)
1. Receivables on sales and service provision	47,368,696,535
1 Saigon Beer - Alcohol - Beverage Joint Stock Corporation	47,368,696,535
2. Buying rowmaterials and goods	87,169,491,600
1 Saigon Beer - Alcohol - Beverage Joint Stock Corporation	87,169,491,600
2 Tan Hanh Nguyen Company Limited	200,350,000
3 SABECO Mechanical One Member Limited Liability Company	0
3. † Saigon Beer Trading One Member Limited Liability Company	
- Warehouse rental service revenue	242,510,998
- Pallet rental costs	76,494,250

Income of the Board of Management's members, the Board of Director and Control Board as follows

Related parties	Amouts
1 Board of Directors members	
Remuneration	
Mr. Nguyen Hoang Giang - Chairman	36,000,000
Mr. Vo Sy Dong - Member	27,000,000
Ms. Nguyễn Thu Huong - Member	27,000,000
Mr.Bui Van Thieng - Member	27,000,000
Mr. Lê Hoai Thanh - Member	27,000,000
Dividends paid	
Mr. Vo Sy Dong - Member	0
Ms. Nguyễn Thu Huong - Member	0
Mr.Bui Van Thieng - Member	0
Mr. Lê Hoai Thanh - Member	0
2 Key management personnel	
Salary, bonus and remuneration	374,679,528
3 Board of Supervisors members	

SAI GON - PHU THO BEER JOINT STOCK COMPANY

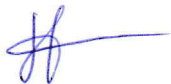
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Mr. Nguyen Tien Tho - Head of Board of Supervisors	27,000,000
Ms. Nguyen Thi Huong Giang - Member	18,000,000
Ms. Nguyen Ho Bao Ngoc - Member	18,000,000
Dividends paid	
Ms. Nguyen Thi Huong Giang - Member	0

Prepared by



Dao Thi Huyen

Chief Accountant



Tran Bich Thuy

Phu Tho, 18 April 2026



Director

Bui Van Thiang

