

Số/No. 108/2026/SBB

(Công bố thông tin Báo cáo tài chính riêng và
hợp nhất Quý 1/2026, kết thúc tại ngày
31/03/2026)

(Information disclosure of Separate and
Consolidated Interim Financial Statements for
the Quarter I of year 2026 ended March 31, 2026)

TP. Hồ Chí Minh, ngày 28 tháng 04 năm 2026

Ho Chi Minh City, April 28, 2026

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

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

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

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

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

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

– Mã chứng khoán: SBB

Stock code: SBB

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

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

– Điện thoại/Tel:

Fax:

– Email: info@sabibeco.com

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

– BCTC Quý 4/2025/Financial Statements for quarter IV of year 2025

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

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

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



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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:*

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 1 năm 2026/ *Separate Interim Financial Statements for the quarter I of year 2026 Ended March 31, 2026*
- BCTC hợp nhất Quý 1 năm 2026/ *Consolidated Interim Financial Statements for the Quarter I of year 2026 Ended March 31, 2026*



**SEPARATE INTERIM
FINANCIAL STATEMENTS**

**FOR THE FIRST QUARTER OF FISCAL YEAR 2026
AS AT MARCH 31, 2026**

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

INTERIM STATEMENT OF FINANCIAL POSITION

(Full form)

As at 31 Mar 2026

Unit: VND

ASSETS	Code	Note	31/03/2026	01/01/2026
1	2	3	4	5
A - SHORT-TERM ASSETS	100		533.443.398.221	552.915.180.857
I. Cash and cash exchangeable	110		135.184.562.763	35.298.652.301
1. Cash	111	V.1	135.184.562.763	35.298.652.301
2. Cash exchangeable	112			
II. Short-term financial investments	120			20.198.082.187
3. Short-term held-to-Maturity investments	123			20.198.082.187
III. Short-term receivables	130		272.239.698.710	381.256.381.100
1. Short-term Receivables from Customers	131	V.3	246.441.773.468	351.590.594.255
2. Prepayment to suppliers	132		2.461.657.296	1.166.624.935
5. Other receivable	135	V.4	35.681.571.532	40.844.465.496
6. Provision for bad short-term receivables (*)	136		(12.345.303.586)	(12.345.303.586)
7. A shortage of assets awaiting resolutions	137			
IV. Inventories	140	V.5	122.947.413.311	113.448.461.474
1. Inventory	141		136.737.929.234	127.305.442.645
2. Provision for devaluation of stocks (*)	142		(13.790.515.923)	(13.856.981.171)
VI. Other short-term assets	160		3.071.723.437	2.713.603.795
1. Short-term prepaid expenses	161		2.234.639.271	1.876.519.629
3. Taxes and Receivables from State Budget	163		837.084.166	837.084.166
B - LONG-TERM ASSETS	200		1.390.136.851.208	1.402.593.968.083
I. Long-term receivables	210		16.000.000	16.000.000
5. Long-term others receivable	215		16.000.000	16.000.000
II. Fixed assets	220		487.702.961.712	505.981.627.544
1. Tangible fixed assets	221	V.6	425.212.518.705	443.052.081.527
- The original price	222		2.026.828.026.711	2.026.386.188.193
- Accumulated depreciation (*)	223		(1.601.615.508.006)	(1.583.334.106.666)
3. Intangible fixed assets	227	V.7	62.490.443.007	62.929.546.017
- The original price	228		85.517.649.990	85.517.649.990
- Accumulated depreciation (*)	229		(23.027.206.983)	(22.588.103.973)
V. Long-term progressing assets	250		2.840.530.000	2.840.530.000
2. Capital Construction in Progress	252		2.840.530.000	2.840.530.000

ASSETS	Code	Note	31/03/2026	01/01/2026
1	2	3	4	5
VI. Long-term financial investments	260		856.912.625.314	850.899.145.862
1. Subsidiary company investments	261	V.2	837.487.284.146	837.487.284.146
2. Investments in Associates, Joint-Ventures	262		40.000.000.000	40.000.000.000
3. Investments in Other Companies	263		222.772.113.158	222.772.113.158
4. Provision for impairment of long-term investments in other entities (*)	264		(613.360.251.442)	(613.360.251.442)
5. Long-term held-to-maturity investments	265		370.013.479.452	364.000.000.000
6. Provision for impairment of long-term held-to-maturity investments (*)	266			
VII. Other long term assets	270		42.664.734.182	42.856.664.677
1. Long-term prepaid expenses	271	V.8	38.943.826.406	39.602.429.256
3. Long-term Equipment and Spare Parts	273	V.9	3.720.907.776	3.254.235.421
TOTAL ASSETS (280 = 100 + 200)	280		1.923.580.249.429	1.955.509.148.940
RESOURCES	Code	Note	31/03/2026	01/01/2026
1	2	3	4	5
C - LIABILITIES	300		328.275.076.584	423.557.151.004
I. Current liabilities	310		328.275.076.584	423.557.151.004
1. Payables to seller: short-term	311	V.10	34.384.243.890	46.466.338.766
2. Short-term Advances Received from the Customers	312		12.161.042.574	10.540.941.359
3. Dividends and profits payable	313	V.12	2.744.799.000	2.744.799.000
4. Short-term taxes and amounts payable to the State	314	V.13	145.145.793.003	195.219.635.411
5. Payables to employees	315		1.296.310.862	5.401.272.124
6. Short-term payable expenses	316	V.14	11.490.407.250	6.066.928.314
10. Other short-term payables	320	V.15	2.755.819.391	1.152.330.702
11. Short-term borrowings and financial leases	321	V.11	111.829.708.466	150.375.762.204
12. Provision of Short-term Payables	322			
13. Reward and Welfare Fund	323		6.466.952.148	5.589.143.124
D - OWNER'S EQUITY	400	V.16	1.595.305.172.845	1.531.951.997.936
1. Owner's equity invested capital	411		875.245.360.000	875.245.360.000
- Ordinary stock with voting right	411a		875.245.360.000	875.245.360.000
2. Capital surplus	412		436.708.750.464	436.708.750.464
10. Undistributed Profit	420		283.351.062.381	219.997.887.472
- Accumulated Undistributed Profit by The End of The Previous Period	420a		219.997.887.472	219.997.887.472
- Undistributed Profit of the Current Period	420b		63.353.174.909	
TOTAL RESOURCES (440 = 300 + 400)	440		1.923.580.249.429	1.955.509.148.940

PREPARED BY

(Sign, fullname)



Hoang Lan Huong

CHIEF ACCOUNTANT

(Sign, fullname)



Ngo Viet Ha

Approved, day 28 month April year 2026

LEGAL REPRESENTATIVE

(Sign, fullname, stamp)



Lee Chio Lim Larry

INTERIM STATEMENT OF PROFIT AND LOSS

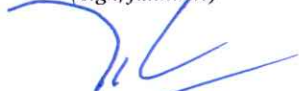
Quarter 1 of year 2026

Unit: VND

DESCRIPTION	Code	Note	Quarter 1 of year 2026		Accumulated from opening to 31/03/2026	
			This year	Prior year	This year	Prior year
1	2	3	4	5	6	7
1. Revenues from sales and services rendered	01	VI.1	478.750.049.695	352.560.018.714	478.750.049.695	352.560.018.714
2. Revenue deductions	02	VI.1				
3. Net sales from goods and services sold (10 = 01 - 02)	10	VI.3	478.750.049.695	352.560.018.714	478.750.049.695	352.560.018.714
4. Costs of goods sold	11	VI.4	405.177.177.316	336.773.675.281	405.177.177.316	336.773.675.281
5. Gross profit from goods and services sold (20 = 10 - 11)	20		73.572.872.379	15.786.343.433	73.572.872.379	15.786.343.433
7. Revenue from financing activity	22	VI.5	6.052.842.565	4.050.978.476	6.052.842.565	4.050.978.476
9. Financial activities expenses	24	VI.6	2.118.127.444	4.694.444.483	2.118.127.444	4.694.444.483
- In which: Interest expense	25		2.081.929.216	4.691.911.641	2.081.929.216	4.691.911.641
10. Selling expenses	26	VI.7	2.028.623.706	5.587.268.340	2.028.623.706	5.587.268.340
11. General & administration expenses	27	VI.8	10.805.799.575	6.432.734.390	10.805.799.575	6.432.734.390
12. Net profit from operating activity (30 = 20 + 21 + 22 - (23 + 25 + 26))	30		64.673.164.219	3.122.874.696	64.673.164.219	3.122.874.696
13. Other incomes	31	VI.9	196.647.882	(83.183.909)	196.647.882	(83.183.909)
14. Other expenses	32	VI.10	122.844.002	4.719.898	122.844.002	4.719.898
15. Other profits (40 = 31 - 32)	40		73.803.880	(87.903.807)	73.803.880	(87.903.807)
16. Total accounting profit before tax (50 = 30 + 40)	50		64.746.968.099	3.034.970.889	64.746.968.099	3.034.970.889
17. Current profit tax expense	51					
18. Deferred profit tax expense	52					
19. Profit after profit tax (60 = 50 - 51 - 52)	60		64.746.968.099	3.034.970.889	64.746.968.099	3.034.970.889

PREPARED BY

(Sign, fullname)



Hoang Lan Huong

CHIEF ACCOUNTANT

(Sign, fullname)



Ngo Viet Ha



Approved, day 28 month 4 year 2026

GENERAL DIRECTOR

(Sign, fullname, stamp)



Lee Chio Lim Larry

INTERIM STATEMENT OF CASH FLOWS

(Under indirect method)

Quarter 1 of year 2026

Unit: VND

Description	Code	Note	Accumulated from opening to the end of this quarter	
			2026/ This year	2025/ Prior year
1	2	3	4	5
I. Cash flows from operating activities				
1. Profit before tax	01		64.746.968.099	3.034.970.889
2. Adjustments for:				
- Depreciation of fixed assets and investment properties	02		19.613.972.957	21.873.724.731
- Provisions	03		(250.549.076)	
- Gain/loss from investing and financing activities	05		(6.052.842.565)	(3.551.114.967)
- Borrowing costs / interest expenses	06		2.081.929.216	5.860.602.054
- Other adjustments	07			
3. Operating profit before changes in working capital	08		80.139.478.631	27.218.182.707
- Increase/decrease in receivables	09		92.416.830.038	3.374.418.674
- Increase/decrease in inventories	10		9.715.075.116	(18.603.721.317)
- Increase/decrease in payables (excluding interest and corporate income tax payable)	11		(66.161.798.820)	10.480.238.134
- Increase/decrease in prepaid expenses	12		300.483.208	7.823.699.401
- Increase/decrease in trading securities	13			
- Interest paid	14		(2.099.084.576)	(6.108.866.205)
- Corporate income tax paid	15			
- Other cash receipts from operating activities	16		20.000.000	
- Other cash payments for operating activities	17			(714.202.782)
Net cash flows from operating activities	20		114.330.983.597	23.469.748.612
II. Cash flows from investing activities				
1. Cash paid to acquire and construct fixed assets and other long-term assets	21		(1.443.280.000)	(4.211.096.700)
2. Cash received from disposal or sale of fixed assets and other long-term assets	22		131.818.182	
7. Cash received from interest, dividends, and profit shares	27		25.412.442.421	25.087.570
Net cash flows from investing activities	30		24.100.980.603	(4.186.009.130)
III. Cash flows from financing activities				
3. Proceeds from borrowings	33		47.446.632.915	183.130.275.967
4. Repayment of borrowings	34		(85.992.686.653)	(199.189.002.200)
Net cash flows from financing activities	40		(38.546.053.738)	(16.058.726.233)
Net increase/(decrease) in cash and cash equivalents during the period (50 = 20 + 30 + 40)	50		99.885.910.462	3.225.013.249

Description	Code	Note	Accumulated from opening to the end of this quarter	
			2026/ This year	2025/ Prior year
1	2	3	4	5
Cash and cash equivalents at the beginning of the period	60		35.298.652.301	14.607.708.916
Effect of exchange rate changes on cash and cash equivalents	61			
Cash and cash equivalents at the end of the period (70 = 50 + 60 + 61)	70		135.184.562.763	17.832.722.165

PREPARED BY

(Sign, fullname)



Hoang Lan Huong

CHIEF ACCOUNTANT

(Sign, fullname)



Ngo Viet Ha

Approved, day 28 month April year 2026

LEGAL REPRESENTATIVE

(Sign, fullname, stamp)



Lee Chio Lim Larry

NOTES TO THE FINANCIAL STATEMENTS

Quarter 1 year 2026

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 25 November 2005, issued by the Department of Planning and Investment of Ho Chi Minh City (formerly No. 4103004075). The Company's Business Registration Certificate was amended for the 13th time on 19 September 2025, by the Department of Planning and Investment of Ho Chi Minh City.

The Company's head office is located at No. 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. Principal business activities

The Company's principal activities include: Manufacturing and processing of food and foodstuffs, alcoholic beverages, beer, and soft drinks; manufacturing of construction materials (not manufactured or processed at the head office). Industrial and civil construction, construction of bridges, roads, transportation, and irrigation works. Trading of agricultural products, food, alcoholic beverages, beer, and soft drinks. Leasing of warehouses and factories. Real estate business. Real estate brokerage. Wholesale of scrap, metal waste, and non-metallic waste. Restaurant business (not operating at the head office).

4. Typical Production and Business Cycle

In cases where the production and business cycle exceeds 12 months, additional disclosure shall be provided on the average production and business cycle of the relevant industry or sector.

5. Characteristics of the Company's operations during the financial year affecting the Financial Statements

During the period, the Company had no unusual changes in its business operations.

6. Corporate Structure

Branch Name	Address
Saigon – Binh Duong Brewery	Tan Dong Hiep B Industrial Park, Tan Dong Hiep Ward, Ho Chi Minh City
Saigon – Hoang Quynh Brewery	Vinh Loc Industrial Park, Binh Tan Ward, Ho Chi Minh City
Saigon – Dong Thap Brewery	Tran Quoc Toan Industrial Park, My Ngai Ward, Dong Thap Province



NOTES TO THE FINANCIAL STATEMENTS*Quarter 1 year 2026*

The following are the subsidiaries and associated companies:

Company Name	Principal activities	Charter Capital (VND)	Ownership percentage
Subsidiaries			
Sai Gon Binh Tay Beer Trading Company Limited	Wholesale of beverages (alcoholic beverages, beer, and soft drinks) and restaurant services; ...	200,000,000,000	100.00%
Sai Gon - Ninh Thuan Beer Company Limited	Manufacture of beer	193,000,000,000	100.00%
Sai Gon - Phu Ly Beer Company Limited	Manufacture of beer and restaurant, hotel services	164,383,000,000	100.00%
Associates			
Sai Gon - Long Khanh Beer Joint Stock Company	Manufacture of beer	198,000,000,000	20.20%

7. Number of employees as at the end of the first quarter of 2026, the Company had 284 employees.

8. Statement on Comparability of Information in the Financial Statements: In cases where the Financial Statements are not comparable, the Company shall provide clear disclosures and explanations for the lack of comparability between the current reporting period and the comparative period in the Notes to the Financial Statements.

II. Accounting period and currency used in accounting

1. Accounting Period: The annual accounting period begins on 01 January and ends on 31 December each year.

2. Currency Used in Accounting: VND.

III. Accounting standards and Regulations applied**1. Applied Accounting Regulations**

The Company applies the Corporate Accounting Regime promulgated under Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Minister of Finance.

2. Statement of Compliance with Accounting Standards and Regulations Applied

The Company has complied with Vietnamese Accounting Standards and relevant guiding documents issued by the State. The Financial Statements are prepared and presented in accordance with Vietnamese Accounting Standards and the accounting regulations currently applied.

IV. Accounting policies applied (under the going concern assumption)

NOTES TO THE FINANCIAL STATEMENTS

Quarter 1 year 2026

1. Principles for translating Financial Statements prepared in foreign currency into Vietnam Dong (in cases where the accounting currency is different from Vietnam Dong); effects (if any) of translating Financial Statements from foreign currencies into Vietnam Dong.

The exchange rates applied in translating the Financial Statements comply with the guidance stipulated in Point a, Clause 3, Article 6 of Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Minister of Finance.

2. Exchange rates applied in accounting.

- Exchange rates used to account for exchange differences arising during the period and for revaluation of monetary items denominated in foreign currencies;
- Cross exchange rates applied where commercial banks do not publish transaction exchange rates;
- Gold buying prices announced by the State Bank or reference buying prices of licensed gold trading entities used for revaluation of monetary gold at the reporting date.

3. Principles for determining the effective interest rate (effective yield) used to discount cash flows.

- Basis for determining the effective interest rate (whether it is the market interest rate, commercial bank interest rate, the rate applied to the Company's borrowings, or other bases);
- Reasons for selecting the effective interest rate.

4. Principles for recognition of cash and cash equivalents

- Specify whether bank deposits are term deposits or demand deposits;
- Specify what types of monetary gold are included and whether they are used as inventories;
- Clearly state the basis for determining cash equivalents. Is it in compliance with Vietnamese Accounting Standard No. 24 – Statement of Cash Flows?

5. Accounting policies for financial investments

a) Trading securities;

- Timing of recognition (for listed securities, clearly specify whether it is T+0 or another point in time);
- Carrying value: whether it is determined at fair value, cost, or another value; principles for determining the fair value of trading securities;
- Basis for making allowance for diminution in value of trading securities;
- Method for determining the cost of trading securities; and any changes in accounting policies if the Company changes the cost determination method.

b) Held-to-maturity investments;

- The carrying value is determined at fair value, cost, or another basis;
- Basis for making allowance for investments in other entities (specifically for held-to-maturity investments);
- Are items that meet the definition of foreign currency monetary items revalued?

c) Investments in subsidiaries, joint ventures, and associates;

- For subsidiaries, joint ventures, and associates acquired during the period, specify the timing of initial recognition. Do they comply with Vietnamese Accounting Standard No. 11 – Business Combinations for subsidiaries acquired during the period?

Do they comply with Vietnamese Accounting Standard No. 07 – Accounting for Investments in Associates and Vietnamese Accounting Standard No. 08 – Financial Reporting of Interests in Joint Ventures?

- Principles for determining subsidiaries, joint ventures, and associates (based on voting rights, ownership interest, or economic benefits);

NOTES TO THE FINANCIAL STATEMENTS*Quarter 1 year 2026*

- The carrying value of investments in subsidiaries is determined at cost, fair value, or another basis; the carrying value of investments in joint ventures and associates is determined at cost, the equity method, or another method?

- Basis for making allowance for impairment of investments in subsidiaries, joint ventures, and associates; basis for determining impairment based on the type of Financial Statements (consolidated Financial Statements or separate Financial Statements of subsidiaries, joint ventures, and associates); principles for determining the recoverable amount of investments in other entities when there are indications of impairment.

d) Investments in equity instruments of other entities;

- The carrying value of investments in other entities is determined at cost or another basis?

- Basis for making allowance for impairment of investments in other entities; the Financial Statements used to determine impairment (consolidated Financial Statements or separate Financial Statements of the investee).

d) Accounting methods for other transactions related to financial investments.

- Share swap transactions;

- Investment transactions in the form of capital contributions;

- Transactions in the form of repurchase of contributed capital;

- Accounting methods for stock dividends.

6. Accounting principles for receivables

- Criteria for classification of receivables (trade receivables, other receivables, intercompany receivables);

- Are receivables tracked in detail by original maturity, remaining maturity at the reporting date, by currency, and by counterparty?

- Are receivables that meet the definition of foreign currency monetary items revalued? What exchange rate is used for revaluation?

- Are receivables recognized at amounts not exceeding their recoverable value?

- Principles and methods for making allowance for doubtful debts.

7. Accounting principles for inventories:

- Principles for recognition of inventories;

Specify whether inventories are recognized at cost or at net realizable value.

- Methods for determining inventory cost;

Weighted average; FIFO; specific identification; retail method; etc.

- Inventory accounting method;

Determination of inventory issued either on a transaction-by-transaction basis or based on ending inventory.

- Method for making allowance for inventory obsolescence;

Specify that the Company makes allowance for inventory obsolescence based on the excess of cost over net realizable value of inventories. Is the net realizable value determined in accordance with Vietnamese Accounting Standard No. 02 – Inventories? Is the allowance determined based on the difference between the required allowance for the current year and the unused allowance from the previous year, resulting in additional allowance or reversal?

- Criteria for allocation of materials and supplies;

- Accounting policies for inventories relating to contracts with significant risks.

8. Accounting principles and depreciation of tangible fixed assets, intangible fixed assets, finance lease assets, and investment property.

NOTES TO THE FINANCIAL STATEMENTS

Quarter 1 year 2026

-
- Principles for recognition of tangible fixed assets
 - + Specify whether the carrying value of fixed assets is recorded at cost or revalued amount;
 - + Accounting principles for costs incurred after initial recognition (such as routine repairs and maintenance, periodic repairs and maintenance, upgrades and improvements) are recorded in the carrying amount or recognized as production and operating expenses;
 - + Specify the depreciation methods applied and whether depreciation is calculated based on cost or depreciable amount;
 - + Are regulations on management, use, and depreciation of fixed assets complied with?
 - Principles for recognition of intangible fixed assets
 - + Specify whether the carrying value is recorded at cost or revalued amount;
 - + Accounting principles for costs incurred after initial recognition (routine repairs and maintenance; periodic repairs and maintenance; upgrades and improvements) recognized in the carrying amount or in production and business expenses;
 - + Specify the depreciation methods applied and whether depreciation is calculated based on cost or depreciable amount;
 - + Are regulations on the management, use, and depreciation of fixed assets complied with?
 - Principles for recognition of finance lease assets.
 - + Specify how the carrying amount is determined;
 - + Specify the depreciation methods applied to finance lease assets.
 - Principles for recognition of investment property:
 - + By which method is the carrying amount of investment property determined?
 - + Specify the depreciation methods applied to investment property.
9. Accounting principles for prepaid expenses.
- Specify which expenses are classified as prepaid expenses and allocated to production and business operations?
 - Method and period of allocation of prepaid expenses;
 - Are prepaid expenses tracked in detail by term?
10. Accounting principles for payables to suppliers.
- How are payables classified?
 - Are payables tracked in detail by original repayment term, remaining term at the reporting date, by currency, and by counterparty?
 - Are payables that meet the definition of foreign currency monetary items revalued? What exchange rate is used for revaluation?
 - Are payables recognized at amounts lower than the obligations to be settled?
11. Accounting principles for dividends and profit distributions payable.
- Timing of recognition of dividends and profit distributions payable;
 - Committed payment period for dividends and profit distributions to the owners;
 - Status of settlement of committed dividends and profit distributions payable;
 - Whether the dividends and profit distributions payable during the period can be determined as relating to the distribution of profits of which financial year?
12. Principles for recognition of accrued expenses.
-

NOTES TO THE FINANCIAL STATEMENTS

Quarter 1 year 2026

-
- Specify which expenses are estimated to be recognized as production and business expenses during the period?
 - Basis for determining the value of such expenses.
13. Principles for recognition of unearned revenue.
- The circumstances in which deferred revenue arises;
 - The method of allocating deferred revenue.
14. Accounting principles for allowances.
- Principles for recognition of allowances: Specify whether the allowances recognized satisfy the conditions set out in Vietnamese Accounting Standard No. 18 – allowances, Contingent Assets and Contingent Liabilities?
 - Methods for recognizing allowances:
 - + Basis for recognition of allowances;
 - + Specify whether allowances are additionally made (or reversed) based on the difference between the allowances required for the current year and the unused allowances from the previous year currently recorded in the accounting books.
15. Accounting principles for deferred corporate income tax.
- a) Accounting principles for deferred tax assets
- Basis for recognition of deferred tax assets (deductible temporary differences, tax losses, or unused tax incentives);
 - Tax rate (%) used to determine the value of deferred tax assets;
 - Is there an offset against deferred tax liabilities?
 - Is the probability of future taxable income assessed when recognizing deferred tax assets? Are unrecognized deferred tax assets reassessed?
- b) Accounting principles for deferred corporate income tax liabilities
- Basis for recognition of deferred tax liabilities (taxable temporary differences);
 - Tax rate (%) used to determine the value of deferred tax liabilities;
 - Is there an offset against deferred tax assets?
16. Principles for recognition of borrowings and finance lease liabilities.
- How are borrowings and finance lease liabilities recognized?
 - Are they tracked by counterparty, maturity, and original currency?
 - Are borrowings and finance lease liabilities denominated in foreign currencies remeasured?
17. Principles for recognition and capitalization of borrowing costs.
- Clearly state that borrowing costs are recognized as production and business expenses in the period in which they are incurred, except where they are capitalized in accordance with Vietnamese Accounting Standard No. 16 – Borrowing Costs.
 - Capitalization rate used to determine borrowing costs capitalized during the period: Clearly state what this capitalization rate is (this rate is determined in accordance with the formula prescribed in the Circular guiding the accounting of Vietnamese Accounting Standard No. 16 – Borrowing Costs).
18. Principles for recognition of convertible bonds.
- Basis for determining the liability component and the equity component of convertible bonds.
-

NOTES TO THE FINANCIAL STATEMENTS

Quarter 1 year 2026

- Separate recognition of the liability component and the equity component, and the timing of settlement of these components of convertible bonds
- What interest rate is used to discount cash flows?

19. Principles for recognition of equity:

- Are owners' contributed capital recognized based on the actually contributed amount? How is share premium recognized? How is the option component of convertible bonds determined?
- Reasons for recognizing revaluation differences of assets and foreign exchange differences?
- How are undistributed earnings determined? Principles for profit distribution and dividends.

20. Principles and methods for recognition of revenue and other income:

- Revenue from sale of goods and rendering of services
- + Revenue from sale of goods.

Revenue from sale of goods is recognized when all five (5) of the following conditions are simultaneously satisfied:

- (a) The Company has transferred to the buyer the significant risks and rewards of ownership of the products or goods;
- (b) The Company no longer retains managerial involvement to the degree usually associated with ownership or control over the goods;
- (c) Revenue can be measured reliably;
- (d) The Company will obtain economic benefits from the sales transaction; and
- (e) Costs related to the sales transaction can be measured reliably.

+ Revenue from rendering of services.

Revenue from service transactions is recognized when the outcome of such transactions can be measured reliably. Where a service transaction relates to multiple periods, revenue is recognized in the period based on the stage of completion of the transaction at the balance sheet date of that period. The outcome of a service transaction can be determined when all four (4) of the following conditions are satisfied:

- (a) Revenue can be measured reliably;
- (b) It is probable that the economic benefits associated with the service transaction will flow to the Company;
- (c) The stage of completion at the balance sheet date can be measured reliably; and
- (d) Costs incurred for the transaction and costs to complete the service transaction can be measured reliably.

+ Revenue from construction contracts.

Revenue from construction contracts of the Company is recognized in accordance with the Company's accounting policies for construction contracts.

When the outcome of a construction contract can be estimated reliably, revenue and costs related to the contract are recognized by reference to the stage of completion at the end of the accounting period, measured as the percentage of costs incurred for work performed to date over the total estimated contract costs, except where such costs do not correspond to the completed portion of construction work. These costs may include additional costs, claims, and incentive payments under agreements with customers.

When the outcome of a construction contract cannot be estimated reliably, revenue is recognized only to the extent of contract costs incurred that are likely to be recoverable.

+ Revenue from the sale of real estate such as tourist apartments, office-lodging units, or similar products.

Content, characteristics, and substance of contracts regarding rights and obligations of the parties; accounting policies applied for revenue recognition, etc.

+ Revenue from sale of investment property.

NOTES TO THE FINANCIAL STATEMENTS

Quarter 1 year 2026

- Financial income;

Interest income is recognized on an accrual basis, determined based on the balances of deposit accounts and applicable interest rates (if any, and when interest income is considered material).

Income from investments is recognized when the Company has the right to receive such income (if any, and when such income is considered material).

- Other income

21. Accounting principles for revenue deductions.

- What items are included in revenue deductions?

- Is compliance with the Accounting Standard "Events after the end of the annual accounting period" ensured for revenue adjustments?

22. Accounting principles for cost of goods sold.

- What items are included in deductions from cost of goods sold?

- Is the matching principle between revenue and expenses ensured?

- Whether the prudence principle is ensured, including the immediate recognition of abnormal costs of inventories?

- How are inventory losses and shortages recognized?

- Principles for recognizing the allowance for inventory write-downs.

23. Accounting principles for financial expenses.

- What items are included in financial expenses?

- Principles for recognition of interest expenses on borrowings used for production and business activities;

- Principles for accounting for foreign exchange losses upon occurrence and remeasurement of monetary items denominated in foreign currencies at the reporting date.

24. Accounting principles for selling expenses and general and administrative expenses.

- Are selling expenses and general and administrative expenses incurred during the period fully recognized?

- What items reduce selling expenses and general and administrative expenses?

- Principles for recognition of allowances for corporate restructuring, allowance for doubtful receivables, and allowances for product warranties, goods, and construction works.

25. Accounting principles for disposal and liquidation of fixed assets and investment property.

26. Principles and methods for recognition of current corporate income tax expense (including additional corporate income tax expense in accordance with global minimum tax regulations) and deferred corporate income tax

Current corporate income tax expense includes current corporate income tax expense in accordance with the Law on Corporate Income Tax and additional corporate income tax expense in accordance with global minimum tax

+ Current corporate income tax expense in accordance with the Law on Corporate Income Tax is the amount of corporate income tax payable calculated based on taxable income for the year and the prevailing corporate income tax rate.

NOTES TO THE FINANCIAL STATEMENTS

Quarter 1 year 2026

+ Additional corporate income tax expense in accordance with global minimum tax regulations is the amount of corporate income tax that the enterprise is required to additionally pay to the State budget as determined in accordance with the regulations on global minimum tax.

Deferred corporate income tax expense is determined based on deductible temporary differences, taxable temporary differences, and the corporate income tax rate. Current corporate income tax expense is not offset against deferred corporate income tax expense.

27. Other accounting principles and methods.

Clearly state other accounting principles and methods to enable users to understand that the Financial Statements of the enterprise have been prepared in compliance with accounting standards and the accounting regime issued by the Ministry of Finance.

NOTES TO THE FINANCIAL STATEMENTS

Quarter 1 year 2026

V. Additional information on items in the Statement of Financial Position

(Unit: VND)

1. Cash and cash equivalents

Items	31/03/2026	01/01/2026
- Cash	8,930,924	8,930,924
- Demand deposits with banks	135,175,631,839	35,289,721,377
Total	135,184,562,763	35,298,652,301

- Details of demand deposit balances by bank.

Details	31/03/2026	01/01/2026
+ Joint Stock Commercial Bank for Foreign Trade of Vietnam – Ky Dong Branch - HCMC	134,121,448,915	34,302,298,736
+ Vietnam Joint Stock Commercial Bank for Industry and Trade - Branch 4 Ho Chi Minh City.	1,054,182,924	987,422,641
Total	135,175,631,839	35,289,721,377

2. Financial investments

a) Held-to-maturity investments

Items	31/03/2026			01/01/2026		
	Cost	Recoverable value	Allowance	Cost	Recoverable value	Allowance
- Long-term						
+ Loans						
Sai Gon - Ninh Thuan Beer Company Limited	370,013,479,452	370,013,479,452		364,000,000,000	364,000,000,000	
Total	370,013,479,452	370,013,479,452		364,000,000,000	364,000,000,000	

b) Investments in other entities (detailed by each investment according to ownership interest and voting rights)

Items	31/03/2026			01/01/2026		
	Cost	Recoverable value	Allowance	Cost	Recoverable value	Allowance
- Investments in subsidiaries;	837,487,284,146		(611,860,251,442)	837,487,284,146		(611,860,251,442)
- Investments in joint ventures and associates;	40,000,000,000		0	40,000,000,000		
- Investments in other entities;	222,772,113,158		(1,500,000,000)	222,772,113,158		(1,500,000,000)
Total	1,100,259,397,304		(613,360,251,442)	1,100,259,397,304		(613,360,251,442)

NOTES TO THE FINANCIAL STATEMENTS

Quarter 1 year 2026

Investment in subsidiaries

	31/3/2026		01/01/2026	
	Ownership interest	Investment value	Ownership interest	Investment value
Sai Gon - Ninh Thuan Beer Company Limited	100%	411,860,251,442	100%	411,860,251,442
Sai Gon - Phu Ly Beer	100%	225,627,032,704	100%	225,627,032,704
Sai Gon Binh Tay Beer Trading Company Limited	100%	200,000,000,000	100%	200,000,000,000
Total		837,487,284,146		837,487,284,146

- Investments in joint ventures and associates;

	31/03/2026			01/01/2026		
	Ownership interest	Number of shares	Carrying amount (VND)	Ownership interest	Number of shares	Carrying amount (VND)
Sai Gon - Long Khanh Beer Joint Stock Company	20.20%	4,000,000	40,000,000,000	20.20%	4,000,000	40,000,000,000
Total			40,000,000,000			40,000,000,000

3. Trade receivables

Items	31/03/2026		01/01/2026	
	Carrying amount	Allowance	Carrying amount	Allowance
a) Short-term trade receivables				
Saigon Beer - Alcohol - Beverage Corporation	121,117,262,267		228,440,383,689	
Sai Gon Beer Trading Company Limited	204,089,285		229,743,846	
Sai Gon Binh Tay Beer Trading Company Limited	111,704,660,324		109,166,670,894	
- Other trade receivables	13,415,761,592	(12,345,303,586)	13,753,795,826	(12,345,303,586)
Total	246,441,773,468	(12,345,303,586)	351,590,594,255	(12,345,303,586)
c) Trade receivables from related parties				
Saigon Beer - Alcohol - Beverage Corporation	121,117,262,267		228,440,383,689	
Sai Gon Beer Trading Company Limited	204,089,285		229,743,846	
Sai Gon Binh Tay Beer Trading Company Limited	111,704,660,324		109,166,670,894	

NOTES TO THE FINANCIAL STATEMENTS

Quarter 1 year 2026

4. Other receivables

Items	31/03/2026		01/01/2026	
	Carrying amount	Allowance	Carrying amount	Allowance
a) Short-term				
- Receivables from dividends and profit distributions	34,810,000,000		39,985,000,000	
- Receivables from employees	209,747,000	(204,747,000)	224,747,000	(204,747,000)
- Deposits and escrow				
- Lending of non-monetary assets	133,800,000		628,396,600	
- Advances on behalf of others				
- Other receivables	5,227,365		6,321,896	
Total	35,681,571,532	(204,747,000)	40,844,465,496	(204,747,000)
b) Long-term				
- Deposits and escrow	16,000,000		16,000,000	
Total	16,000,000		16,000,000	

5. Inventories:

Items	31/03/2026		01/01/2026	
	Carrying amount	Allowance	Carrying amount	Allowance
- Raw materials	64,317,659,934	(3,801,159,854)	70,580,933,216	(3,866,925,102)
- Tools and supplies	7,523,420,642	(7,237,790,640)	7,359,472,186	(7,238,490,640)
- Work in progress	29,675,769,386		30,121,374,334	
- Finished goods	32,459,841,612		12,941,334,451	
- Goods for resale	9,672,231		1,332,224,160	
- Goods on consignment	2,751,565,429	(2,751,565,429)	4,970,104,298	(2,751,565,429)
Total	136,737,929,234	(13,790,515,923)	127,305,442,645	(13,856,981,171)

SAIGON BINH TAY BEER GROUP JOINT STOCK

Tax Code: 0304116373

Form No. B09-DN

(Enclosed with Circular No. 99/2025/TT-BTC
dated October 27, 2025 of the Minister of Finance)

NOTES TO THE FINANCIAL STATEMENTS

Quarter 1 year 2026

6. Increases and decreases in tangible fixed assets:

Items	Buildings and structures	Machinery and equipment	Vehicles and transmission equipment	Office equipment and tools	Other tangible fixed assets	Total
Cost						
Opening balance 01/01/2026	388,963,904,917	1,611,360,406,322	19,637,620,002	4,157,457,256	2,266,799,696	2,026,386,188,193
- Additions during the year		1,443,280,000				1,443,280,000
- Construction in progress completed						
- Other increases						
- Transfer to investment property						
- Disposals / write-offs			1,001,441,482			1,001,441,482
- Other decreases						
Closing balance 31/03/2026	388,963,904,917	1,612,803,686,322	18,636,178,520	4,157,457,256	2,266,799,696	2,026,828,026,711
Accumulated depreciation						
Opening balance 01/01/2026	216,964,271,121	1,343,187,174,446	17,545,102,204	3,370,759,199	2,266,799,696	1,583,334,106,666
- Depreciation for the year	4,854,980,376	13,966,264,541	254,997,593	98,627,437	0	19,174,869,947
- Other increases	0	0	0	0	0	0
- Transfer to investment property	0	0	0	0	0	0
- Disposals / write-offs	0	0	893,468,607	0	0	893,468,607
- Other decreases	0	0	0	0	0	0
Closing balance 31/03/2026	221,819,251,497	1,357,153,438,987	16,906,631,190	3,469,386,636	2,266,799,696	1,601,615,508,006
Net book value						
- As at 01/01/2026	171,999,633,796	268,173,231,876	2,092,517,798	786,698,057	0	443,052,081,527
- As at 31/03/2026	167,144,653,420	255,650,247,335	1,729,547,330	688,070,620	0	425,212,518,705



NOTES TO THE FINANCIAL STATEMENTS*Quarter 1 year 2026*

- Net carrying amount of tangible fixed assets as at 31/03/2026 used as collateral or pledged for loans;
- Tangible fixed assets as at 31/03/2026 fully depreciated but still in use;
- Commitments to purchase or sell tangible fixed assets with significant value in the future;
- Tangible fixed assets as at 31/03/2026 held for disposal;
- Other changes in tangible fixed assets.

7. Increases and decreases in intangible fixed assets:

Items	Land use rights	Software	Total
Opening balance 01/01/2026	84,390,024,990	1,127,625,000	85,517,649,990
- Additions during the year			
- Internally generated			
- Increase from business combinations			
- Other increases			
- Disposals / write-offs			
- Other decreases			
Closing balance 31/03/2026	84,390,024,990	1,127,625,000	85,517,649,990
Accumulated depreciation			
Opening balance 01/01/2026	21,460,478,973	1,127,625,000	22,588,103,973
- Depreciation for the year	439,103,010		439,103,010
- Other increases			
- Disposals / write-offs			
- Other decreases			
Closing balance 31/03/2026	21,899,581,983	1,127,625,000	23,027,206,983
Net carrying amount			
- As at 01/01/2026	62,929,546,017	0	62,929,546,017
- As at 31/03/2026	62,490,443,007	0	62,490,443,007

- Carrying amount at the end of the period of intangible fixed assets pledged or mortgaged as security for borrowings;
- Fully depreciated intangible fixed assets that are still in use;

NOTES TO THE FINANCIAL STATEMENTS

Quarter 1 year 2026

8. Deferred expenses

Items	31/03/2026	01/01/2026
a) Short-term	2,234,639,271	1,876,519,629
Insurance expenses	2,234,639,271	1,876,519,629
b) Long-term	38,943,826,406	39,602,429,256
Prepaid land lease expenses	30,794,855,180	31,051,184,117
Tools and supplies expenses	7,082,054,127	7,348,336,077
Other expenses	1,066,917,099	1,202,909,062
Total	41,178,465,677	41,478,948,885

9. Other assets

Items	31/03/2026	01/01/2026
b) Long-term	3,720,907,776	3,254,235,421
- Long-term spare parts	13,879,404,655	13,596,816,128
- Provision for impairment of long-term inventories	-10,158,496,879	-10,342,580,707
Total	3,720,907,776	3,254,235,421

10. Accounts payable to suppliers

Items	31/03/2026	01/01/2026
a) Short-term trade payables		
Saigon Beer - Alcohol - Beverage Corporation	9,470,127,180	13,586,017,928
Western - Sai Gon Beer Joint Stock Company	0	1,425,971,976
Binh Tay Liquor Joint Stock Company - Binh Duong Distillery Branch	72,662,700	0
Sai Gon Beer Trading Company Limited	96,509,913	95,886,670
Sa Be Co Mechanical Co., Ltd	559,613,816	0
Sai Gon Binh Tay Beer Trading	51,534,450	0
Chuong Duong Beverages Joint Stock Company	3,402,005	0
Sai Gon Packaging Group Joint Stock Company	6,216,397,036	11,126,242,089
San Miguel Yamamura Phu Tho Packaging Company Limited	0	202,091,760
Sai Gon - Vinh Long Beer Joint Stock Company	25,920,000	6,480,000
Thai Tan Trading and Transport Company Limited	565,499,598	3,380,359,872
Le Loi Production Trading Joint Stock Company	3,813,152,000	5,097,811,950
Tho Cang Company Limited	1,591,531,200	1,405,409,670
Other suppliers	8,759,531,945	9,013,461,751
Total	34,384,243,890	46,466,338,766

NOTES TO THE FINANCIAL STATEMENTS

Quarter 1 year 2026

Items	31/03/2026	01/01/2026
b) Trade payables to related parties		
Saigon Beer - Alcohol - Beverage Corporation	9,470,127,180	13,586,017,928
Western - Sai Gon Beer Joint Stock Company	0	1,425,971,976
Binh Tay Liquor Joint Stock Company - Binh Duong Distillery Branch	72,662,700	
Sai Gon Beer Trading Company Limited	96,509,913	95,886,670
Sa Be Co Mechanical Co., Ltd	559,613,816	
Sai Gon Binh Tay Beer Trading	51,534,450	
Chuong Duong Beverages Joint Stock Company	3,402,005	

11. Borrowings and finance lease liabilities

Items	01/01/2026	During the year		End of year
		Increases	Decreases	
a) Short-term borrowings				
Joint Stock Commercial Bank for Foreign Trade of Vietnam – Ky Dong Branch	150,375,762,204	47,446,632,915	85,992,686,653	111,829,708,466
Total	150,375,762,204	47,446,632,915	85,992,686,653	111,829,708,466

12. Dividends and profit payables

Items	31/03/2026	01/01/2026
- Dividends and profit payables	2,744,799,000	2,744,799,000

13. Taxes and other amounts payable to the State

Items	01/01/2026	Amount payable during the year	Amount paid during the year	31/03/2026
a) Payable				
+ Value added tax payable	21,617,414,191	52,954,873,469	60,668,564,773	13,903,722,887
+ Special consumption tax	173,127,298,048	405,752,553,957	447,784,646,482	131,095,205,523
+ Personal income tax	199,369,426	406,050,172	558,376,243	47,043,355
+ Natural resource tax	9,584,080	28,183,040	28,220,480	9,546,640
+ Land tax, land rent	82,969,666		82,969,666	
+ Fees, charges and other payables	183,000,000		92,725,402	90,274,598
Total	195,219,635,411	459,141,660,638	509,215,503,046	145,145,793,003
b) Receivable				
+ Corporate income tax	837,084,166			837,084,166
Total	837,084,166			837,084,166

NOTES TO THE FINANCIAL STATEMENTS*Quarter 1 year 2026***14. Accrued expenses**

Items	31/03/2026	01/01/2026
a) Short-term (detailed by expense items)		
Binh Tay Liquor Joint Stock Company	4,606,106,892	0
Sa Be Co Mechanical Co., Ltd	750,000,000	750,000,000
Kim Thanh Phat Joint Stock Company	2,840,530,000	2,840,530,000
Branch of Ho Chi Minh City Power Corporation - Binh Phu Power Company Limited	328,402,806	274,021,095
PVI Insurance Southern Branch	670,998,349	798,829,716
Thuan An Electricity Company – Branch of Ho Chi Minh City Power	861,617,651	285,808,628
KPMG Limited Branch	352,000,000	390,000,000
Department of Agriculture and Environment of Ho Chi Minh City	170,000,000	170,000,000
Joint Stock Commercial Bank for Foreign Trade of Vietnam – Ky Dong	107,714,160	124,869,520
Sai Gon Power Company – Branch of Ho Chi Minh City Power Corporation Limited	37,706,224	39,426,701
Bao Viet Insurance Corporation Saigon Branch	113,423,031	0
Total	11,490,407,250	6,066,928,314

15. Other payables

Items	31/03/2026	01/01/2026
a) Short-term		
- Trade union fees	1,255,322,739	1,148,010,702
- Cao Lanh District Social Insurance Office	1,417,500	4,320,000
- Other payables and liabilities	1,499,079,152	
Total	2,755,819,391	1,152,330,702

NOTES TO THE FINANCIAL STATEMENTS

Quarter 1 year 2026

16. Owners' equity

a) Statement of changes in equity

Items	Contributed capital	Share premium	Retained earnings	Total
Opening balance 01/01/2026	875,245,360,000	436,708,750,464	(96,484,755,249)	1,623,855,284,552
- Capital increase in prior year				
- Profit in prior year			3,034,970,889	3,034,970,889
- Other increases				
- Loss in prior year				
- Other decreases			218,860,251,442	218,860,251,442
Opening balance 01/01/2026	875,245,360,000	436,708,750,464	219,997,887,472	1,531,951,997,936
- Capital increase in current year				
- Profit in current year			64,746,968,099	64,746,968,099
- Other increases				
- Loss in current year				
- Other decreases			(1,393,793,190)	1,393,793,190
Closing balance 31/03/2026	875,245,360,000	436,708,750,464	283,351,062,381	1,595,305,172,845

b) Transactions with owners and dividend/profit distribution

Items	Current year	Previous year
- Owner's investment capital		
+ Contributed capital as at 01/01/2026	875,245,360,000	875,245,360,000
+ Capital increase during the year		
+ Capital decrease during the year		
+ Contributed capital as at 31/03/2026	875,245,360,000	875,245,360,000
- Dividends and profit distributed		

c) Shares

Items	31/03/2026	01/01/2026
- Number of registered shares for issuance	87,524,536	87,524,536
- Number of shares issued to the public		
+ Common shares	87,524,536	87,524,536
+ Preference shares (classified as equity)		
- Number of treasury shares (repurchased own shares)		

NOTES TO THE FINANCIAL STATEMENTS

Quarter 1 year 2026

VI. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE STATEMENT OF PROFIT OR LOSS

1. Revenues from sales and services rendered

	Quarter I/2026	Quarter I/2025
- Revenue from sale of goods	2,851,603,300	-
- Revenue from finished goods	470,710,676,133	350,605,931,241
- Revenue from provision of services	2,725,655,262	1,940,451,109
- Other revenue	2,462,115,000	13,636,364
Total	478,750,049,695	352,560,018,714

Revenue from related parties

	Quarter I/2026	Quarter I/2025
Saigon Beer - Alcohol - Beverage Corporation	402,739,977,354	299,365,775,128
Sai Gon Binh Tay Beer Trading Company Limited	8,198,309,414	8,991,489,435

2. Revenue deductions

	Quarter I/2026	Quarter I/2025
Revenue deductions		

3. Net sales from goods and services sold

	Quarter I/2026	Quarter I/2025
- Revenue from sale of goods	2,851,603,300	-
- Revenue from finished goods	470,710,676,133	350,605,931,241
- Revenue from provision of services	2,725,655,262	1,940,451,109
- Other revenue	2,462,115,000	13,636,364
Total	478,750,049,695	352,560,018,714

NOTES TO THE FINANCIAL STATEMENTS

Quarter 1 year 2026

4. Costs of goods sold

	Quarter I/2026	Quarter I/2025
- Cost of goods sold		6,319,547,944
- Cost of finished goods sold	404,619,964,730	335,741,240,585
- Cost of services rendered	557,212,586	1,032,434,696
Total	405,177,177,316	336,773,675,281

Cost of goods sold with related parties

	Quarter I/2026	Quarter I/2025
Saigon Beer - Alcohol - Beverage Corporation	360,778,522,560	291,180,041,191
Sai Gon Binh Tay Beer Trading Company Limited	7,584,024,149	8,099,009,670

5. Financial income

	Quarter I/2026	Quarter I/2025
- Interest income from deposits and loans	6,052,842,565	2,336,594,419
- Foreign exchange gains		499,863,509
Total	6,052,842,565	2,836,457,928

6. Financial expenses

	Quarter I/2026	Quarter I/2025
- Interest expense	2,081,929,216	4,691,911,641
- Foreign exchange losses	36,198,228	2,532,842
Total	2,118,127,444	4,694,444,483

7. Selling expenses

	Quarter I/2026	Quarter I/2025
Raw materials, supplies and tools expenses	7,197,700	4,042,133,941
Outside services	2,021,426,006	1,468,050,545
Others		77,083,854
Total	2,028,623,706	5,587,268,340

NOTES TO THE FINANCIAL STATEMENTS

Quarter 1 year 2026

8. General and administration expenses

	Quarter I/2026	Quarter I/2025
Raw materials, materials and tools expenses	137,763,867	626,997,056
Employee expenses	4,834,611,010	3,216,990,526
Depreciation expenses	1,448,527,350	1,503,093,468
Taxes, fees and charges	3,446,428	
Purchased services expenses	3,789,044,508	419,648,345
Other cash expenses	592,406,412	666,004,995
Total	10,805,799,575	6,432,734,390

9. Other income

	Quarter I/2026	Quarter I/2025
- Gains from disposal of fixed asset	84,754,398	
- Others.	111,893,484	-83,183,909
Total	196,647,882	-83,183,909

10. Other expenses

	Quarter I/2026	Quarter I/2025
- Additional taxes and penalties		4,719,898
- Others.	122,844,002	-
Total	122,844,002	4,719,898

11. Current corporate income tax expense

	Quarter I/2026	Quarter I/2025
Accounting profit before tax	64,746,968,099	3,034,970,889
Adjustments (increase / decrease)	458,385,527	-
+ Non-deductible expenses	458,385,527	-
+ Income already taxed (dividends and profit received)		
+ Loss carry-forward from previous years	(65,205,353,626)	(3,034,970,889)
Taxable income		
- Corporate income tax rate= 20%		
Total current corporate income tax expense		

NOTES TO THE FINANCIAL STATEMENTS

Quarter 1 year 2026

12. Production and business expenses by nature

	Quarter I/2026	Quarter I/2025
Raw materials and supplies expenses	597,508,099,059	289,577,451,878
Labour costs	44,660,145,408	17,109,066,034
Depreciation of fixed assets	52,935,328,176	21,873,724,731
Purchased services expenses	29,243,932,482	12,746,672,715
Other cash expenses	1,576,002,794	1,013,733,479
Total	725,923,507,919	342,320,648,837

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

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

Related Parties	Relationship	Content	Transaction value (VND)
Sai Gon Binh Tay Beer Trading	Subsidiary	Supply of goods and services	11,913,834,485
Saigon Beer - Alcohol - Beverage Corporation	Parent Copamny	Sale of goods and services to Sabeco	804,387,152,580
Saigon Beer - Alcohol - Beverage Corporation	Parent Copamny	Purchase of raw materials from Sabeco	305,974,488,883
Sai Gon - Ninh Thuan Beer Company Limited	Subsidiary company	Recognize interest income	6,013,479,452
Binh Tay Liquor Joint Stock Company	The same parent company	Lease of land	4,753,306,892

NOTES TO THE FINANCIAL STATEMENTS

Quarter 1 year 2026

3. Comparative information

The comparative figures are those presented in the audited financial statements for the financial year ended 31 December 2025 and the financial statements for the accounting period from 01 January 2026 to 31 March 2026, which have not been reviewed.

4. Going concern

During the accounting period from 01 January 2026 to 31 March 2026, the Company did not have any activities or events that would have a significant impact on its ability to continue as a going concern. Accordingly, the Company's financial statements have been prepared on a going-concern basis.

Approved, on 28 April, 2026

PREPARED BY


(Signature, full name)



Hoang Lan Huong

CHIEF ACCOUNTANT

(Signature, full name)



Ngo Viet Ha

LEGAL REPRESENTATIVE

(Signature, full name, seal)



Lee Chio Lim Larry

C.T.C.P.
HMINH

