

SAIGON BEER -ALCOHOL-BEVARAGE JOINT STOCK CORPORATION
CHUONG DUONG BEVERAGE JOINT STOCK COMPANY

Address : 606 Vo Van Kiet, Cau Ong Lanh Ward, Distric 1, HCM City

Telephone : 38367518 - 38368747 Fax : 38367176

Tax code: 0300584564

FINANCIAL REPORT

2nd QUARTER, 2025

- | | |
|-------------------------------------|-----------------|
| - Balane Sheet | Form No. B01-DN |
| - Business results | Form No. B02-DN |
| - Cash flow | Form No. B03-DN |
| - Notes to the financial statements | Form No. B09-DN |

Receiving report : GENERAL ACCOUNTANT

CHUONG DUONG BEVERAGE JOINT STOCK COMPANY

606 Vo Van Kiet Street, Ward. Cau Ong Lanh, Ho Chi Minh City

Form B01-DNIssued by No. 200/2014/TT-BTC of the Minister of
Finance on 22/12/2014**BALANCE SHEET**

As at 30 Jun 2025

Unit: VND

ASSETS	Code	Explan ation	June 30, 2025	Opening balance
1	2	3	4	5
A. SHORT-TERM ASSETS	100		106,420,495,749	130,211,636,337
I. CASH AND CASH EQUIVALENT VALUE	110	V.01	57,669,525,201	65,872,295,390
1. Cash	111	V.01	17,669,525,201	15,872,295,390
2. Cash equivalents	112	V.01	40,000,000,000	50,000,000,000
II. SHORT-TERM FINANCIAL INVESTMENTS	120			
1. Securities investment	121			
2. Provision for diminution in value of Short-term investments (*)	122			
3. Investments held to maturity	123			
III. SHORT-TERM RECEIVABLES	130		7,375,912,328	7,038,215,450
1. Trade accounts receivables	131	V.03	7,262,824,027	8,041,275,144
2. Advances to supplies	132		628,123,367	342,617,853
3. Short-term inter-company receivables	133			
4. Receivable relate to construction construct under percentage	134			
5. Receivables short-term loans	135			
6. Other rcceivables	136	V.04	1,535,626,106	717,414,776
7. Provisions for bad debts (*)	137		(2,063,092,323)	(2,063,092,323)
8. Pending assets (loss under pendency)	139		12,431,151	
IV. INVENTORY	140	V.07	27,023,171,768	40,854,156,051
1. Inventory	141	V.07	27,843,884,712	41,811,889,154
2. Provisions for devaluation of inventories (*)	149	V.07	(820,712,944)	(957,733,103)
V. OTHER SHORT-TERM ASSETS	150		14,351,886,452	16,446,969,446
1. Short-term prepaid expenses	151	V.13	1,087,952,460	751,515,340
2. Receivable from deducted VAT	152		13,036,784,948	15,442,003,290
3. Tax and receivables from State	153	V.17	227,149,044	253,450,816
4. Exchange traded government bonds	154			
5. Other short-term assets	155			
B. LONG-TERM ASSETS	200		506,898,435,609	516,921,702,765
I. LONG-TERM RECEIVABLE	210		7,001,000,000	7,001,000,000
1. Long-term receivables from customers	211			
2. Long-term advances to supplies	212			
3. Investments in joint venture, corporations	213			
4. Long-term receivables from Inter-company	214			
5. Receivables for long-term loans	215			
6. Other long-term receivables	216		7,001,000,000	7,001,000,000

7. Provisions for long-term bad debts (*)	219			
I. FIXED ASSETS	220		198,707,004,800	201,907,434,402
1. Tangible fixed assets	221	V.09	49,514,421,546	50,121,069,803
- Cost	222	V.09	117,401,794,725	114,990,874,725
- Accumulated depreciation (*)	223	V.09	(67,887,373,179)	(64,869,804,922)
2. Financial lease assets	224	V.11	149,192,583,254	151,786,364,599
- Cost	225	V.11	173,582,726,065	173,582,726,065
- Accumulated depreciation (*)	226	V.11	(24,390,142,811)	(21,796,361,466)
3. Intangible assets	227			
- Cost	228	V.10	1,300,192,426	1,300,192,426
- Accumulated amortization (*)	229	V.10	(1,300,192,426)	(1,300,192,426)
III. INVESTMENT PROPERTISE	230	V.12	236,173,034,735	241,306,813,811
- Cost	231	V.12	257,975,775,291	257,975,775,291
- Accumulated amortization (*)	232	V.12	(21,802,740,556)	(16,668,961,480)
IV . UNFINISHED LONG-TERM ASSETS	240		966,314,367	2,240,671,822
1. The production cost , long-term work in progress	241			
2. The cost of construction in progress	242		966,314,367	2,240,671,822
V. LONG-TERM FINANCIAL INVESTMENTS	250		6,500,000,000	6,500,000,000
1. Investment in subsidiaries	251			
2. Investments in joint venture, corporations	252			
3. Other long-term investments	253		6,500,000,000	6,500,000,000
4. Provision for devaluation of long-term investments (*)	254			
5. Investments held to maturity	255			
II. OTHER NON-CURRENT ASSETS	260		57,551,081,707	57,965,782,730
1. Long-term prepayment	261	V.13	52,301,066,266	52,935,359,736
2. Deferred tax assets	262	V.24	5,205,795,024	4,951,513,114
3. Equipment and supplies , spare parts for long-term	263		44,220,417	78,909,880
+ Supplies replacement parts for long-term	263A		1,469,380,134	1,641,262,069
4. Other non-current assets	268			
TOTAL ASSETS (270 = 100 + 200)	270		613,318,931,358	647,133,339,102

RESOURCES	Code	Expla nation	Closing	Opening
1	2	3	4	5
C. LIABILITIES	300		737,531,778,925	724,451,205,799
I. CURRENT LIABILITIES	310		559,447,053,795	546,504,274,414
1. Short-term trade accounts payable	311	V.16	20,964,556,193	41,937,356,637
2. Short-term advances from customers	312		2,893,269,621	211,212,827
3. Tax and other payables to State budget	313	V.17	22,345,659,552	43,152,777
4. Payables to employees	314		650,125,824	3,328,932,871
5. Short-term accrued expenses	315	V.18	47,525,248,613	37,125,954,790
6. Short-term inter-company payables	316			
7. Payables relate to construction contracts under percentage	317			
8. Revenue unrealized short	318			
9. Other short-term payables	319	V.19	1,898,427,231	748,323,821
10. Short-term borrowings and liabilities	320	V.15	463,164,116,627	463,103,690,557
11. Provision for short-term payables	321			
12. Bonus and welfare fund	322	VI.12	5,650,134	5,650,134
13. Price Stabilization Fund	323			

14. Exchange traded government bonds	324			
II. LONG-TERM LIABILITIES	330		178,084,725,130	177,946,931,385
1. Long-term trade accounts payable	331			
2. Long-term advances from customers	332			
3. Long-term accrued expenses	333			
4. Long-term payables to inter-comp.	334			
5. Long-term payables to inter-comp.	335			
6. Amount are waiting for transferring to turnover	336			
7. Other long-term payables	337	V.19	6,557,335,717	5,307,070,229
8. Long-term loans and borrowings	338	V.15	168,646,045,663	169,444,430,406
9. Convertible Bonds	339			
10. Preference shares	340			
11. Income Tax Deferred	341			
12. Provision for long-term payables	342	V.23	2,881,343,750	3,195,430,750
13. Fund development of science and technology	343			
D. SHAREHOLDER'S EQUITY	400		(124,212,847,567)	(77,317,866,697)
I. LEGAL EQUITY	410	V.25.a	(124,212,847,567)	(77,317,866,697)
1. Working capital	411	V.25.b	85,000,000,000	85,000,000,000
- Ordinary shares with voting rights	411a	V.25.b	85,000,000,000	85,000,000,000
- Preferred shares	411b			
2. Share premium	412			
3. Bond conversion option	413			
4. Other owner's funds	414			
5. Long-term deposits received (*)	415	V.25.a	(347,276,838)	(347,276,838)
6. Revalued assets differences	416			
7. Foreign exchange differences	417			
8. Investment and development funds	418	V.25.e	104,569,834,944	104,569,834,944
9. Support fund and arrangements business	419			
10. Other owner's funds	420			
11. Undistributed profits after tax	421		(313,435,405,673)	(266,540,424,803)
- Undistributed profits	421a		(266,540,424,803)	(200,955,682,716)
- Profits/losses were not transferred the year	421b		(46,894,980,870)	(65,584,742,087)
12. Instruction capital sources	422			
	429			
II. ADMINISTRATIVE FUNDS & OTHERS	430			
1. Administrative funds	431			
2. Fixed assets invested form administrative fund	432			
TOTAL RESOURCES	440		613,318,931,358	647,133,339,102

Day 08 Month. 07 Year 2025

Prepared by
(sign, fullname)


Bùi Thị Kim Chi

Chief accountant
(sign, fullname)


Nguyễn Thúy Phương

Director
(sign, fullname, stamp)




Phạm Tấn Lợi

CHUONG DUONG BEVERAGE JOINT STOCK COMPANY

606 Vo Van Kiet Street, Ward. Cau Ong Lanh, Ho Chi Minh City

Form B02b-DN

Issued by No.200/2014/TT-BTC of the Minister of Finance
on 22/12/2014

Profit and Lost Statement

Quarter 2nd of year 2025

Unit: VND

Description	Code	Explanat ion	Quarter 2nd		Accumulated from the beginning of the year to June 30	
			Year 2025	Year 2024	Year 2025	Year 2024
1	2	3	4	5	6	7
1. Gross sales of merchandise	01	VI.1	28,863,187,281	43,806,390,816	79,635,446,015	102,881,027,479
2. Deductions	02	VI.2	1,171,123,051	2,006,831,836	3,118,006,277	4,277,100,554
- Sales discounts	04	VI.2	1,164,783,731	2,006,831,836	3,111,666,957	4,277,100,554
- Sales Return	06	VI.2	6,339,320		6,339,320	
3. Net sales of merchandise (10 = 01 - 02)	10		27,692,064,230	41,799,558,980	76,517,439,738	98,603,926,925
4. Cost of goods sold	11	VI.3	20,589,652,916	29,336,102,420	57,605,813,160	69,406,689,060
5. Gross profit from sales of merchandise(20 = 10 - 11)	20		7,102,411,314	12,463,456,560	18,911,626,578	29,197,237,865
6. Financial income	21	VI.4	502,274,359	520,113,056	1,096,989,977	1,657,829,969
7. Financial expenses	22	VI.5	10,653,446,718	10,112,784,544	21,000,265,660	20,045,445,741
- In which: Interest expense	23	VI.5	10,627,810,428	10,112,784,544	20,974,629,370	20,045,340,317
8. Selling expenses	25	VI.8.b	15,164,688,862	11,922,069,556	32,119,932,866	29,567,894,007
9. General and administration expenses	26	VI.8.a	4,818,382,926	3,094,933,746	9,052,855,206	8,172,112,611
10. Operating profit {30 = 20 + (21 - 22) - (25 + 26)}	30		(23,031,832,833)	(12,146,218,230)	(42,164,437,177)	(26,930,384,525)
11. Other income	31	VI.6	69,951,839	1,732,231,312	88,906,768	1,761,338,211
+ Total other income	31A	VI.6	69,951,839	1,732,231,312	88,906,768	1,761,338,211
12. Other expenses	32	VI.7	2,595,798,522	4,752,730,632	5,073,732,371	7,356,211,431
+ Total other expenses	32A	VI.7	2,595,798,522	4,752,730,632	5,073,732,371	7,356,211,431
13. Other profit (40 = 31 - 32)	40		(2,525,846,683)	(3,020,499,320)	(4,984,825,603)	(5,594,873,220)
14. Net profit before tax (50 = 30 + 40)	50		(25,557,679,516)	(15,166,717,550)	(47,149,262,780)	(32,525,257,745)
15. Current tax expense	51					
16. Deferred tax expense	52	VI.11	(107,945,311)	95,282,899	(254,281,910)	(295,474,187)
17. Net profit after tax (60 = 50 - 51 - 52)	60	V.25.a	(25,449,734,205)	(15,262,000,449)	(46,894,980,870)	(32,229,783,558)
18. Profit from basic shares (*)	70					
19. Diluted earnings per shares (*)	71					

Day 08 Month. 07 Year 2025

Prepared by
(Sign, fullname)

Bùi Thị Kim Chi

Chief accountant
(Sign, fullname)

Nguyễn Thủy Phương

Director
(Sign, fullname, stamp)



Phạm Tấn Lợi

CHUONG DUONG BEVERAGE JOINT STOCK COMPANY

606 Vo Van Kiet Street, Ward. Cau Ong Lanh, Ho Chi Minh City

TAXES AND OTHER PAYABLES TO THE STATE

2nd quarter of 2025

Code	DESCRIPTION	FOR THIS PERIOD		YEAR TO DATE		
		Opening	Payable	Paid	Payable	Closing
10	1. Value added tax (VAT)		2,299,436	2,299,436	151,402,456	
11	- VAT					
12	In which: VAT on imports		2,299,436	2,299,436	151,402,456	
20	2. Special duty tax					
30	3. Import-export duty					
31	- Import tax (33331)					
32	- Export tax (33332)					
40	4. Corporate income tax	(227,149,044)			(227,149,044)	
50	5. Capital use tax	(58,636,747)		203,412,913	590,034,833	74,788,807
60	6. Natural resources tax					
70	7. Land tax	12,118,005,543	10,110,112,425		22,228,117,968	22,228,117,968
71	- Land tax	12,118,005,543	10,110,112,425		22,228,117,968	22,228,117,968
72	- Land rental					
80	8. Other taxes				7,000,000	
90	9. Other fees, charges and payables	42,752,777				
	Total	11,874,972,529	10,449,250,328	205,712,349	22,976,555,257	22,118,510,508

Prepared by
(Sign, fullname)



Bùi Thị Kim Chi

Day 08 month 07 year 2025
Chief accountant
(Sign, fullname)



Nguyễn Thúy Phương



CHUONG DUONG BEVERAGE JOINT STOCK COMPANY

606 Vo Van Kiet Street, Ward. Cau Ong Lanh, Ho Chi Minh City

Form B03-DN

(Issued by No. 200/2014/TT-BTC of the Minister of
Finance on 22/12/2014)**STATEMENT OF CASH FLOWS**

(Under indirect method)

Quarter of year 2025

Unit: VND

Description	Code	Explanati on	Accumulated from the beginning of the year to June 30	
			Year 2025	Year 2024
1	2	3	4	5
I. Cash flows from operating activities				
1. Profit before tax	01		(47,149,262,780)	(32,525,257,745)
+ Total gross sales of merchandise	0101		80,821,342,760	106,300,195,659
+ Deductions	0102		(3,118,006,277)	(4,277,100,554)
+ Total expenses	0110		(124,852,599,263)	(134,548,352,850)
2. Adjustments for:				
- Depreciation	02		10,745,128,678	10,653,383,140
- Provisions	03		(274,212,631)	(1,915,315,799)
- Unrelised gains (losses) from currency exchange	04			(1,515,060)
- Gains, loss from investment in other entities	05		(31,356,933,058)	(34,195,646,165)
- Interest earned	06		7,312,806,737	7,408,557,180
- Other adjustment	07			
3. Operating profit before movements in working capital	08		(60,722,473,054)	(50,575,794,449)
- Increase/decrease in receivables	09		2,067,521,464	(3,094,103,580)
- Increase/decrease in inventories	10		14,139,886,377	4,490,638,462
- Increase/decrease in payables (excluding interst and income tax paid)	11		3,176,213,563	(20,087,524,920)
- Increase/decrease in prepaid expenses	12		297,856,350	1,097,453,433
- Increase or decrease in trading securities	13			
- Interest paid	14			
- Corporation income tax paid	15			(6,067,553,221)
- Receipts from other items	16		35,422,389,161	42,932,749,561
- Expenses on other items	17		(240,071,767)	(111,122,000)
Net cash flows from operating activities	20		(5,858,677,906)	(31,415,256,714)
II. Cash flows from investing activities				
1. Acquisition of fixed assets and other long-term assets	21		(3,531,164,452)	
2. Proceeds from sale of fixed assets	22			
3. Payments for borrowings	23			(40,000,000,000)
4. Recovery from borrowings	24			
5. Payments for investment in other entities	25			
6. Recovery of investment in other entities	26			
7. Proceeds from investments	27		1,187,072,169	1,360,479,294
Net cash flows from investing activities	30		(2,344,092,283)	(38,639,520,706)

Description	Code	Explanati on	Accumulated from the beginning of the year to June 30	
			Year 2025	Year 2024
III. Cash flows from financing activities				
1. Receipts from capital contribution	31			
2. Fund returned to equity owners	32			
3. Proceeds from borrowings	33			
4. Debt payments	34			
5. Payments for debt from finance leasing	35			
6. Share income paid to investors	36			
Net cash flows from financing activities	40			
Net cash flows in the period (20+30+40)	50		(8,202,770,189)	(70,054,777,420)
Cash at the beginning of the period	60		65,872,295,390	105,381,973,891
Effect of foreign exchange difference on cash	61			
Cash at the end of the period	70		57,669,525,201	35,327,196,471

Day 08 Month. 07 Year 2025

Prepared by
(sign, fullname)


Bùi Thị Kim Chi

Chief accountant
(sign, fullname)


Nguyễn Thúy Phương

General Director
(sign, fullname, stamp)


Phạm Tấn Lợi

Unit : CHUONG DUONG BEVERAGE JOINT STOCK COMPANY

Address : 606 Vo Van Kiet Street, Ward. Cau Ong Lanh, HCMC

Form No. B09 -DN

(Issued under Circular No. 200/2014/TT-BTC

December 22, 2014 of the Ministry of Finance)

NOTES TO THE FINANCIAL STATEMENTS

2nd QUARTER, 2025



I. Particular of operate enterprise :

1. Type of owning capital Joint Stock Company
2. Area of operations According to Business Registration Certificate No. 4103002362 issued by Department of Planning and Investment on June 2, 2004. According to Certificate of Business Registration No. 0300584564, registration for the 15th change on November 8th, 2023
3. Operate enterprise : Production and sale of beverages. Producing and trading in raw materials, packaging, equipment, technology of beverage manufacturing industry. House business. Real estate brokerage
4. Particular of operate enterprise effected financial reports

II. Financial year, unit of currency using :

1. Financial year (the first date 01/01 the last date 31/12)
2. Unit of currency used the year Vietnam dong

III. Accounting standard and system using

1. Accounting system using Vietnamese Accounting
2. Proclaim obeying accounting standard system :Comply with Vietnamese accounting standards and current accounting regime

IV . The accounting policies applied (in the case of continuous business operations)

1. The principle of posting cash and cash equivalents : According to accounting standards
Cash and cash equivalents include cash on hand, demand or short-term deposits, highly liquid investments that are easily convertible into cash with a clearly defined and indefinite nature. Risk related to change of value.

Method of converting other currencies into currency used in accounting: The selling rate of the bank is trading with the company at the time.

2. Principle of posting inventories :

- Principle of recording inventory: Supplies include purchase price, transportation, loading and unloading, import tax (if any). Finished goods include direct material costs, direct labor costs and production costs
 - The method of calculating the value of inventories : Equality in family
 - The method of posting The value of inventories : Declare regularly
 - The method of establishing provision for inventories : According to current accounting standards. Accordingly, the Company is allowed to make allowance for depreciated, outdated, bad quality inventories in case of actual value. Inventories are valued at the lower of market prices at the balance sheet date
3. Principle of posting and amortizing assets and invested assets :
 - Principles for recognizing fixed assets (tangible, intangible, financial leasing): By cost, less accumulated depreciation
 - Method of depreciation of tangible fixed assets, intangible fixed assets: depreciation in straight line
 4. Recognition and depreciation of investment property : None
 - Principle of recognition of investment property : None
 - method of depreciation of real estate : None
 5. Principles for recognizing financial investments :
 - Investments in subsidiaries, associates and jointly controlled entities :
 - Short-term securities Investments
 - Other Short-term and long-term Investments : investment in capital contribution
 - Method of making provisions for Short-term and long-term investment : According to current regulations
 6. Principle of posting and capitalizing borrows :
 - Principle of recognition of borrowing costs : not yet available

- The capitalization rate used to determine capitalized borrowing costs in The period
- 7. Principle of recognition and capitalization of other expenses :
 - + Long-term prepaid expenses of the Company reflect the value of packaging, bottles, instruments waiting for distribution.
 - + Other expenses :
- Method of distribution of prepaid expenses : Allocated in straight lines
- Method and time to allocate goodwill : None
- 8. Principle of posting payable expenses : Land rent, electricity, marketing costs, sales support costs.
The basis for confirming the payables is the contract, actual use of land, according to the annual plan
- 9. Principle & method of posting payable provisions : Under the plan, the contract
- 10. Principle of posting owner's capital :
 - Recognition of the owners of capital , surplus equity , options convertible bonds , other capital owners .
 - + Owner's investment capital: Recorded according to owner's actual capital
 - Principle of posting revalued assets different : Not re-evaluated
 - Principle of posting exchange rate : The exchange rate difference reflected in the balance sheet is the difference exchange rate arising from each time the average interbank exchange rate
 - Principle of posting profits were not distributed : After deducting the current corporate income tax expense
- 11. Principle and method of posting turnover : According to standard 14
 - Sales turnover: all five following conditions are met
 - + Most of the risks and rewards associated with ownership of the product have been transferred to the buyer
 - + The enterprise no longer holds the right to manage the goods such as the owner of the goods or the control of the goods
 - + Revenue is determined reliably
 - + The economic benefits gained from the sale of goods have been obtained or will be realized
 - + The costs related to the sale transaction can be determined
 - Revenue from service providers :
 - Turnover from financial activities: the following two conditions have been fully complied with
 - + It is possible to obtain economic benefits from such transactions
 - + Revenue is determined reliably
 - Revenue from construction contracts
- 12. Principles of financial accounting costs :
 - + Financial expenses included in the statement of income are the TOTAL financial expenses incurred.
- 13. Principles and methods recorded income tax expense Current corporate , income tax expense deferred :
 - + The current enterprise income tax expense is determined according to the quarterly enterprise income tax declaration
- Principles for recording construction contract costs : not yet available
- 14. Foreign exchange risk reserve :
- 15. The principles and other accounting methods :

V. Supplementary informations of categories posted in the balance sheet

		Currency: Dong
	End of quarter	Opening balance
01. Cash and cash equivalents		
* Cash on hand	67,396,839	41,120,731
* Cash in bank	17,602,128,362	15,831,174,659
* Cash equivalents	40,000,000,000	50,000,000,000
Total	57,669,525,201	65,872,295,390
02. Financial investments	End of quarter	Opening balance

- Investments held to maturity

* Term deposits (short-term)

Total

-

-

03. Receivable from customers :

End of quarter

Opening balance

- Accounts receivable from customers - short-term

* Accounts receivable accounted for 10% of total receivables

5,159,001,442

5,925,821,726

- Supermarket - Coopmart + other supermarkets

1,580,171,363

1,880,963,642

- KUMHO VIETNAM TIRES COMPANY LIMITED

3,121,907,179

2,971,947,115

- Song Ma Viet Joint Stock Company

456,922,900

456,922,900

- Saigon Beer -Alcohol-Bevarage Joint Stock Corporation (SABECO)

615,988,069

* Receivables from other customers

2,103,822,585

2,115,453,418

Total

7,262,824,027

8,041,275,144

04. Other receivables

End of quarter

Opening balance

* Interest income receivables

234,410,959

324,493,151

* Receipt of dividend and profit shared

* Receivables from employees

123,400,501

210,106,979

* Deposit

155,148,646

155,148,646

* Other receivables

1,022,666,000

27,666,000

Total

1,535,626,106

717,414,776

05. Insufficient assets pending :

End of quarter

Opening balance

* Inventory

* Fixed assets

* Other assets

Total

-

-

06. Bad Debt :

07. Inventories :

End of quarter

Opening balance

- Goods in transit

-

-

- Raw materials

11,548,593,426

15,972,626,511

- Tools and supplies

1,280,023,614

1,900,253,649

- Finished goods

15,015,267,672

23,939,008,994

- Goods

-

-

- Allowance for inventories

(820,712,944)

(957,733,103)

Total

27,023,171,768

40,854,156,051

08. Unfinished long-term assets :

09. Increase and decrease of tangible fixed assets :

Items	House, building materials	Devices	Means of transport	Equipment management tools	Total
Cost of tangible fixed assets					
Opening balance	8,913,958,699	98,918,826,461	8,235,438,142	1,303,221,423	117,371,444,725
-Purchase during the first quarter	-	-	-	30,350,000	30,350,000
-Finished capital Investment					-
- Other increases					-
- Conversion into Investment properties					-
- Disposals					-
- Other decreases					-
Closing balance	8,913,958,699	98,918,826,461	8,235,438,142	1,333,571,423	117,401,794,725
Accumulated depreciation					-
Opening balance	8,507,856,724	50,014,527,317	7,179,731,188	661,646,800	66,363,762,029
- Depreciation during the first quarter	120,139,555	1,240,540,372	150,698,403	12,232,820	1,523,611,150
- Other increases					-
- Conversion into Investment properties					-
- Disposals	-			-	-
- Other decreases					-
Closing balance	8,627,996,279	51,255,067,689	7,330,429,591	673,879,620	67,887,373,179
Residual value					-
- At the beginning of period	406,101,975	48,904,299,144	1,055,706,954	641,574,623	51,007,682,696
- At the end of period	285,962,420	47,663,758,772	905,008,551	659,691,803	49,514,421,546

10. Increase or decrease in intangible fixed assets :

Description	Land use rights	Patents and inventions	Trademarks	Computer software	Other intangible fixed assets	Total
Cost of fixed assets						
Opening balance		-	104,000,000	1,196,192,426		1,300,192,426
- Other decreases (due to conversion into investment properties)						-
Closing balance		-	104,000,000	1,196,192,426		1,300,192,426
Accumulated depreciation						-
Opening balance		-	104,000,000	1,196,192,426		1,300,192,426
- Depreciation during the first quarter			-	-		-
- Other decreases						-
Closing balance		-	104,000,000	1,196,192,426		1,300,192,426
Residual value						-
- At the beginning of period	-		-	-		-
- At the end of period	-		-	-		-

11. Increase or decrease in fixed assets of financial leasing

Khoản mục	House, building materials	Means of transportation and transmitters	Devices	Equipment management tools	Other	Total
Cost of fixed assets						
Opening	173,582,726,065					173,582,726,065
- Financial leasing in the quarter	-					-
Closing	173,582,726,065	-	-	-		173,582,726,065
Accumulated depreciation						-
Opening	23,086,086,997					23,086,086,997
- Depreciation in the quarter	1,304,055,814	-	-	-		1,304,055,814
Closing	24,390,142,811	-	-	-		24,390,142,811
Residual value						-
- At the beginning of period	150,496,639,068					150,496,639,068
- At the end of period	149,192,583,254					149,192,583,254

12- Increase or decrease in real estate investment

Description	Opening balance	Expand	Reduction	Closing balance
a, Real Estate Investments for rent				
Cost of investment property	255,567,525,291	0	0	255,567,525,291
- Land using right				
- Storehouse	255,567,525,291			255,567,525,291
- House and land using right				
- Infrastructure				
Accumulated depreciation	19,235,851,018	2,566,889,538	0	21,802,740,556
- Land using right				
- Storehouse	19,235,851,018	2,566,889,538		21,802,740,556
- House and land using right				
- Infrastructure				
Net book value of investment property	236,331,674,273	0	0	233,764,784,735
- Land using right				
- Storehouse	236,331,674,273			233,764,784,735
- House and land using right				
- Infrastructure				
b, Real Estate Investments held for capital appreciation				
Cost of investment property	2,408,250,000			2,408,250,000
- Land using right				
Net book value of investment property	2,408,250,000			2,408,250,000
- Land using right				
- Infrastructure				

13. Prepaid expenses	End of quarter	Opening balance		
- Short - term	1,087,952,460	751,515,340		
* Packaging				
* Tools	1,087,952,460	751,515,340		
- Long-term	52,301,066,266	52,935,359,736		
* Packaging				
* Tools	1,153,479,751	962,812,149		
* Land rent 75,000m2 Binh Duong	51,147,586,515	51,972,547,587		
Total	53,389,018,726	53,686,875,076		
14. Other assets				
15. Borrowings and finance lease liabilities	End of quarter	Opening balance		
- Short-term finance lease debt	1,444,409,820	1,383,983,750		
- Long-term Financial lease debt	168,646,045,663	169,905,198,973		
- Short-term loans	461,719,706,807	461,719,706,807		
- Long-term loans				
- Long-term debt due to be paid		-		
Total	631,810,162,290	633,008,889,530		
16. Accounts payable to suppliers	End of quarter	Opening balance		
- Accounts payable to suppliers - short-term				
* Details for each subject accounts for 10 % or more of total payment;	14,922,520,213	34,255,629,978		
In there:				
+ Bien Hoa Consumer Joint Stock Company		2,044,780,500		
+ Binh Minh Do Real Estate Co., Ltd	1,749,742,966	3,238,000,535		
+ TBC-BALL Vietnam Cans Beverage Company Limited	3,483,277,247	19,283,348,943		
+ CONSTRUCTION JOINT STOCK COMPANY No.1	9,689,500,000	9,689,500,000		
* Payables to other objects	6,042,035,980	7,681,726,659		
Total	20,964,556,193	41,937,356,637		
17. Taxes and other payable to the state	Opening	Incurred	Paid	Closing
* Value added tax (VAT)	-	2,299,436	2,299,436	-
- VAT on domestic goods	-			-
- VAT on imported goods	-	2,299,436	2,299,436	-
Import, export duties	-			-
- Corporate income tax	(227,149,044)			(227,149,044)
- Personal income tax	(58,636,747)	336,838,467	203,412,913	74,788,807
- Natural resource tax	-			-
- Land and house tax, Land lease charges	12,118,005,543	10,110,112,425		22,228,117,968
- Company service tax	-			-
- Fees and other payables	42,752,777			42,752,777
Total	11,874,972,529	10,449,250,328	205,712,349	22,118,510,508
18. Accrued expenses		End of quarter		Opening balance
- Shipping costs		1,068,476,161		692,327,353
- Other costs		1,052,633,910		2,334,787,425
- Sales support expense		900,810,377		1,359,915,544
- Marketing expense		196,110,365		1,102,477,193
- Interest expenses		16,469,982,539		3,799,212,014
- Construction in progress expens		27,837,235,261		27,837,235,261
Total		47,525,248,613		37,125,954,790
19. Other payables		End of quarter		Opening balance
- Short - term		1,898,427,231		748,323,821
* Redundant assets pending ;		8,987,316		8,868,816

* Funding for the union ;	136,665,270	
* Social Insurance	388,125	388,125
* Health insurance	9,054,331	9,054,331
* Unemployment insurance		
* Deposits received	515,254,000	488,102,000
* Dividends and profits paid	241,910,549	241,910,549
* Accounts payable, other payable	986,167,640	
- Long-term	End of quarter	Opening balance
* Receive deposits, long-term deposits	6,557,335,717	5,307,070,229
* Accounts payable , other payable		
Total	6,557,335,717	5,307,070,229
20. Unearned Revenue		
21. Bonds issued		
22. Preferred shares classified as liabilities		
23. Provision for long-term payables	End of quarter	Opening balance
* Provision for severance allowances during period	2,881,343,750	3,195,430,750
Total	2,881,343,750	3,195,430,750
24. Deferred tax assets and deferred income tax payable	End of quarter	Opening balance
* Deferred tax assets recorded on:		
- <i>Deferred income tax assets related to deductible temporary differences relating to provision for severance allowances</i>	577,046,050	639,086,150
- <i>Deferred income tax assets related to Financial leases</i>	4,179,574,442	3,808,409,907
- <i>Deferred income tax assets related to the provision for impaired inventory</i>	449,174,532	504,017,057
Total	5,205,795,024	4,951,513,114

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25. Equity

a) The table of comparison volatility of equity

	Invested by owners	Owner's other capital	Treasury shares	The exchange rate differences	Fund Development	Other funds under the equity	Profit after tax distribution	Total
A	1	3	4	6	7	9	10	10
Balance as of April 1st, 2024	85,000,000,000		(347,276,838)	-	104,569,834,944	-	(217,923,465,825)	(28,700,907,719)
+ Loss in the period							(15,262,000,449)	(15,262,000,449)
Balance as of June 30th, 2024	85,000,000,000		(347,276,838)	-	104,569,834,944	-	(233,185,466,274)	(43,962,908,168)
Balance as of April 1st, 2025	85,000,000,000		(347,276,838)	-	104,569,834,944	-	(287,985,671,468)	(98,763,113,362)
- Loss in the period							(25,449,734,205)	(25,449,734,205)
Balance as of June 30th, 2025	85,000,000,000	-	(347,276,838)	-	104,569,834,944	-	(313,435,405,673)	(124,212,847,567)

b) Details of the owner's equity	Ending balance	Opening
- Capital contributed by the parent company	52,615,000,000	52,615,000,000
- Contributions from other objects	32,385,000,000	32,385,000,000
Total	85,000,000,000	85,000,000,000

c) The capital transactions with owners and distributions of dividends , profit sharing	2nd quarter, 2025	2nd quarter, 2024
- Invested by owner		
+ Capital contributed Year	85,000,000,000	85,000,000,000
+ Increase in contributed capital		
+ Reduction in capital contributions		
+ Capital contributed last year	85,000,000,000	85,000,000,000
- Dividends and profit sharing		

d) Shares	Ending balance	Opening
- Authorised shares	8,500,000	8,500,000
- Issued shares	8,500,000	8,500,000
+ Common Stock	8,500,000	8,500,000
+ Preferred stock		
- Treasury shares	22,360	22,360
+ Common Stock	22,360	22,360
+ Preferred stock		
- shares in circulation	8,477,640	8,477,640
+ Common Stock	8,477,640	8,477,640
+ Preferred stock	-	-
* Par value of shares outstanding :	10,000	10,000

According to the Resolution of the Annual General Meeting of April 12, 2006, the amendment of the Company's Charter has been approved, including the change of the Company's face value from VND 100,000 / share to VND 10,000 / share. votes, whereby the number of shares of the Company will also increase from 850,000 shares to 8,500,000 shares. This change is for the listing of the Company's shares on the stock market.

d) Dividends	Ending balance	Opening
e) The funds of the enterprise :	Ending balance	Opening
- Development Fund ;	104,569,834,944	104,569,834,944
29. Off- Balance Sheet	Ending balance	Opening

a) Assets outsourcing :		
b) Assets held under trust :	3,496,668,154	7,034,012,673
* Finished beverage products	3,496,668,154	7,034,012,673
c) Foreign currencies :		
* USD money	667.90	667.90
* EUR money	485.01	485.01

VI. Additional information for items presented in the report on results of operations

		Currency: Dong
1. Revenue from sale of goods and services rendered	2nd quarter, 2025	2nd quarter, 2024
+ Sales of goods		
+ Sales of semi-finished products	22,739,703,868	37,662,648,053
+ Revenue from service provision	84,287,620	96,355,454
+ Revenue from investment real estate business	6,031,631,727	5,798,161,320
+ Other Revenue	7,564,066	249,225,989
Total	28,863,187,281	43,806,390,816

2. Deductions from gross revenues	2nd quarter, 2025	2nd quarter, 2024
In there:		
-Sales discounts	1,164,783,731	2,006,831,836
- Sales Return	6,339,320	
Total	1,171,123,051	2,006,831,836
3. Cost of goods sold	2nd quarter, 2025	2nd quarter, 2024
- Cost services rendered	12,572,620	10,601,372
- Cost of goods sold of finished products and goods	18,289,440,123	28,319,758,774
- Cost of business real estate investment	2,509,177,935	2,461,657,958
- Reversal of allowance for inventories	(221,537,762)	(1,455,915,684)
Total	20,589,652,916	29,336,102,420
4. Financial income	2nd quarter, 2025	2nd quarter, 2024
- Interest income	502,274,359	520,113,056
- Dividend income		
- Realised foreign exchange gains		
Total	502,274,359	520,113,056
5. Financial expenses	2nd quarter, 2025	2nd quarter, 2024
- Interest expense	10,627,810,428	10,112,784,544
- Realised foreign exchange loss	25,636,290	
- Other financial expenses .		
Total	10,653,446,718	10,112,784,544
6. Other income	2nd quarter, 2025	2nd quarter, 2024
- Gain from disposal of fixed assets		396,090,000
- Penalties for breach of contract		9,075,768
- Other items	69,951,839	1,327,065,544
Total	69,951,839	1,732,231,312
7. Other costs	2nd quarter, 2025	2nd quarter, 2024
- The penalty clause ;		42,752,777
- Loss from disposal of fixed assets		1,516,009,976
- Land rental cost	1,173,733,974	1,749,317,390
- Depreciation	1,375,505,780	1,385,628,787
- Others	46,558,768	59,021,702
Total	2,595,798,522	4,752,730,632
8. Selling expenses and administration expenses:	2nd quarter, 2025	2nd quarter, 2024
a) The management Expenses incurred during the business	4,818,382,926	3,094,933,746
+ Staff cost	1,969,420,550	266,295,080
+ Expenses for renting land	97,445,706	129,532,891
+ Depreciation expense	296,016,378	293,957,800
+ Other expenses	932,549,456	1,766,769,179
+ Outside services	1,522,950,836	638,378,796
b) The cost of sales in the period	15,164,688,862	11,922,069,556
+ Staff cost	4,301,806,615	3,534,300,698
+ Expenses of advertising	248,513,987	192,067,996
+ Expenses of sales support	189,740,275	20,587,122

+ Expenses for renting land	8,745,784,527	6,326,534,949
+ Transportation expenses	664,206,531	1,095,046,247
+ Depreciation expense	398,901,578	398,901,578
+ Other expenses	615,735,349	354,630,966
9. Production and operating costs under factors:	2nd quarter, 2025	2nd quarter, 2024
- Raw material	15,325,238,068	25,674,236,448
- Labour costs	10,734,731,213	7,917,889,518
- Depreciation expense	2,755,187,812	2,687,322,879
- Outside services	2,024,334,726	9,241,753,289
+ Expenses for renting land	8,940,718,701	6,531,589,153
- Other expenses	2,064,262,368	1,674,667,396
Total	41,844,472,888	53,727,458,683
10. Business Income tax	2nd quarter, 2025	2nd quarter, 2024
- Current corporate income tax expenses	-	-
- Adjust the cost of corporate income tax of previous years income tax expense in the current year	-	-
Total	-	-
11. Deferred corporate income tax expenses	(107,945,311)	95,282,899
12. Bonus and welfare fund	End of quarter	Opening balance
* Bonus fund	-	-
* Welfare fund	5,650,134	5,650,134
Total	5,650,134	5,650,134

VII . Additional information for the items shown in the Cash flow statement

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VIII. Other informations :**Information of relative units**

In the period, The Company generates operations with related parties. The main operations are as follows :

Currency: Dong			
Related parties	Relationship	Content	Transaction value excluded value VAT
Saigon Beer -Alcohol-Bevarage Joint Stock Corporation (SABECO)	Parent company	Sale & service	345,306,362
Saigon Beer -Alcohol-Bevarage Joint Stock Corporation (SABECO)	Parent company	Loan interest	6,370,387,391
ABC Brewery - NCT	Related parties	Sale	10,036,365
MM MEGA MARKET (Vietnam) Co., Ltd.	Related parties Thaibev	Sale	80,965,110
Saigon - Lam Dong Beer Joint Stock Company	Related parties	Sale	55,264,641
Me Linh Center Co., Ltd	Related parties	Sale	7,001,459
Saigon - Mien Tay Beer Joint Stock Company	Related parties	Sale	35,000,000
Saigon-Binh Tay Beer Joint Stock Company	Related parties	Sale	4,786,370
Saigon-Quang Ngai Beer Joint Stock Company	Related parties	Sale	67,731,481
Binh Tay Wine Joint Stock Company	Related parties	Sale	22,790,741
Saigon - Dong Xuan Beer and Alcohol Joint Stock Company	Related parties	Sale	25,316,667
Saigon-Song Lam Beer Joint Stock Company	Related parties	Sale	29,000,000
Saigon Beer Trading Company Limited	Related parties	Sale	113,263,638
Northern Sai Gon Beer Trading Joint Stock Company	Related parties	Sale	39,472,222
Saigon Beer Bac Trung Bo Trading Joint Stock Company	Related parties	Sale	36,000,000
Saigon Beer Central Trading Joint Stock Company	Related parties	Sale	63,997,373
Saigon Mien Trung Trading Joint Stock Company	Related parties	Sale	32,666,667
Saigon Beer Tay Nguyen Trading Joint Stock Company	Related parties	Sale	49,000,000
Saigon Song Tien Beer Trading Joint Stock Company	Related parties	Sale	69,675,926
Sai Gon - Soc Trang Beer One Member Company Limited	Related parties	Sale	31,333,333
Saigon Beer Northeast Trading Joint Stock Company	Related parties	Sale	39,000,000
Sai Gon - Ha Tinh Beer One Member Company Limited	Related parties	Sale	34,666,667
Saigon Beer Group One Member Company Limited	Related parties	Sale	12,666,667
Saigon Beer Eastern Trading Joint Stock Company	Related parties	Sale	61,630,306
Saigon Beer Nam Trung Bo Trading Joint Stock Company	Related parties	Sale	44,333,333
Branch of Eastern Saigon Beer Trading Joint Stock Company in Dong Nai	Related parties	Sale	4,731,817

Branch of Eastern Saigon Beer Trading Joint Stock Company in Ba Ria-Vung Tau	Related parties	Sale	7,800,000
Branch of Eastern Saigon Beer Trading Joint Stock Company in Binh Phuoc	Related parties	Sale	5,781,818
Saigon Song Hau Beer Trading Joint Stock Company	Related parties	Sale	68,932,660
TBC-Ball Vietnam Beverage Cans Co., Ltd	Related parties	Purchase	2,853,654,894
MM MEGA MARKET (Vietnam) Co., Ltd.	Related parties Thaibev	Sales support	24,986,269
Saigon Beer Alcohol Beverage Corporation Branch - Saigon Cu Chi Beer Factory	Related parties	Purchase	3,763,636
Binh Tay Liquor Joint Stock Company Branch - Binh Duong Liquor Alcohol Factory	Related parties	Purchase	12,606,000
SA BE CO MECHANICAL ONE MEMBER COMPANY LIMITED	Related parties	Purchase (service)	47,272,727
Malaya Glass Vietnam Branch Co., Ltd.	Related parties	Purchase	258,261,696
Saigon Binh Tay Beer Trading & Service Company Limited	Related parties	Purchase	381,820

Until June 30th, 2025 unpaid amounts with related parties are as follows :

Currency: Dong

Related parties	Relationship	Content	Value of receivables /payables
Saigon Beer -Alcohol-Bevarage Joint Stock Corporation (SABECO)	Parent company	Sale and service	51,203,782
Saigon Beer -Alcohol-Bevarage Joint Stock Corporation (SABECO)	Parent company	Loan interest	16,469,982,539
Me Linh Center Co., Ltd	Related parties	Sale	3,849,317
Saigon-Binh Tay Beer Joint Stock Company	Related parties	Sale	1,354,909
Saigon Beer Trading Company Limited	Related parties Sabeco	Sale	412,363
Saigon - Lam Dong Beer Joint Stock Company	Related parties Sabeco	Sale	6,774,545
MM MEGA MARKET (Vietnam) Co., Ltd.	Related parties Thaibev	Sale	57,248,210
SA BE CO MECHANICAL ONE MEMBER COMPANY LIMITED	Related parties	Purchase (service)	599,781,240
MM MEGA MARKET (Vietnam) Co., Ltd.	Related parties Thaibev	Sales support	4,806,625
TBC-Ball Vietnam Beverage Cans Co., Ltd	Related parties	Purchase	3,483,277,247

Income of key management personnel :

From April 1st, 2025
to June 30th, 2025

From April 1st, 2024
to June 30th, 2024

Income of the Executive Board	238,915,717	180,245,722
Nguyễn Thuý Phương	238,915,717	180,245,722

**Income of the Board of Directors,
Supervisory Board**

	250,774,971	233,193,570
Tan Teck Chuan Lester	30,000,000	30,000,000
Trần Đức Hòa	21,000,000	21,000,000
Phạm Tấn Lợi	21,000,000	21,000,000
Phạm Trung Kiên	21,000,000	21,000,000
Lê Tuấn	21,000,000	21,000,000
Nguyễn Phước Thoại	112,774,971	95,193,570
Nguyễn Thị Ngọc Dung	12,000,000	12,000,000
Nguyễn Hoàng Hiệp	12,000,000	12,000,000

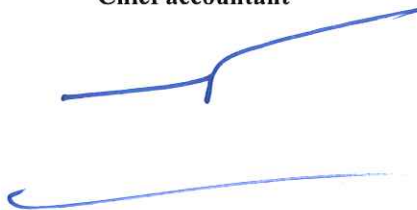
HCM City, July 8th 2025

Preparer



Bùi Thị Kim Chi

Chief accountant



Nguyễn Thúy Phương

Legal representative



Phạm Tấn Lợi



the 1980s, the number of people in the population aged 65 and over has increased from 10.5 to 13.5 million, and the number aged 75 and over from 3.5 to 4.5 million.

There is a growing awareness of the need to plan for the needs of the elderly population, and the Department of Health has set up a committee to advise on the needs of the elderly population. The committee has identified a number of key issues, including the need to improve the quality of life of the elderly, to ensure that they are able to live independently, and to provide them with the necessary support and services.

The committee has also identified a number of key areas for action, including the need to improve the quality of care in residential care homes, to ensure that the elderly are able to live in their own homes, and to provide them with the necessary support and services.

The committee has also identified a number of key areas for research, including the need to improve the quality of life of the elderly, to ensure that they are able to live independently, and to provide them with the necessary support and services.

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