

Form No. 01-A

SAI GON - BAC LIEU BEER
JOINT STOCK COMPANYSOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No.: 13/CBTT-SBL

Ca Mau, 16 October 2026

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: Hanoi Stock Exchange

Pursuant to Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance, guiding the disclosure of information in the securities market, Sai Gon - Bac Lieu Beer Joint Stock Company discloses its financial statement (FS) for quarter 3 of 2026 as follows:

1. Organization Name: SAI GON - BAC LIEU BEER JOINT STOCK COMPANY

- Stock Code: SBL
- Address: Lot B5, Tra Kha Industrial Park, Ward Bac Lieu, Ca Mau Province, Vietnam
- Contact Phone: 02913780781 Fax: 02913780567
- Email: bsgbaclieu@gmail.com Website: biasaigonbaclieu.com

2. Disclosed Information:

- Financial Statement for quarter 3 of 2026

☒ Standalone FS (in cases where the listed company does not have subsidiaries or the superior accounting unit with attached subordinate units);

☐ Consolidated FS (for listed companies with subsidiaries);

☐ Combined FS (for listed companies with subordinate accounting units and an independent accounting structure).

- Scenarios Requiring Explanation:

+ The audit firm issues a non-unqualified opinion on the financial statement (for audited FS of 2025):

☐ Yes

☒ No

Explanation document if marked "Yes":

☐ Yes

☐ No

+ Profit after tax in the reporting period differs by 5% or more before and after auditing, or changes from loss to profit and vice versa (for audited FS of 2025):

☐ Yes

☒ No

Explanation document if marked "Yes":

☐ Yes

☐ No

+ Profit after corporate income tax in the reporting period changes by 10% or more compared to the same period last year:

☒ Yes

☐ No



Explanation document if marked "Yes":

☒ Yes

☐ No

+ Profit after tax in the reporting period shows a loss, or changes from a profit in the same period last year to a loss in this period and vice versa:

☐ Yes

☒ No

Explanation document if marked "Yes":

☐ Yes

☐ No

This information has been published on the company's official website on 16/10/2026 at the following link: <http://biasaigonbaclieu.com/>

Authorized Representative

Legal Representative

(Signature, full name, position, and company seal)

Attached Documents:

- Financial Statement for quarter 3 of 2026;
- Explanation of the profit difference for quarter 3 of 2026 compared to quarter 3 of 2025.



Trinh Cong Vinh



**SAIGON-BACLIEU BEER JOINT
STOCK COMPANY**

No.: 46/2026/SGBL

(Re: Explanation of the profit difference for
quarter 3 of 2026 compared to quarter 3 of
2025)

**SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness**

Cà Mau, 09 October 2026

Respectfully to: HANOI STOCK EXCHANGE

Saigon-Bac Lieu Beer Joint Stock Company, ticker symbol SBL, would like to provide an explanation regarding the change of 10% or more in the after-tax profit for the third quarter of 2026 compared with the third quarter of 2025.

Profit after tax for the third quarter of 2026 decreased compared with the corresponding period of 2025, mainly due to the following reasons:

- In the third quarter of 2025, the Company sold packaging materials that were no longer needed, whereas no such sales occurred in the third quarter of 2026 (Note 21);
- Selling expenses increased because the Company implemented a sales support programme in the third quarter of 2026, whereas no such programme was implemented in the same period of 2025 (Note 25a);
- General and administrative expenses increased, mainly due to higher land rental expenses in the third quarter of 2026 compared with the same period of 2025 (Note 25b);
- Other profit decreased, because in the third quarter of 2025 the Company disposed of assets that were no longer needed (Note 26).

Sincerely,

Recipients: *nhà*

- As mentioned above
- Archived at Department of
Finance and Accounting



Trinh Cong Vinh

SAIGON - BACLIEU BEER JOINT STOCK COMPANY

 Address: Lot B5, Tra Kha Industrial Zone, Ward Bac Lieu, Ca Mau Province, Vietnam **Form B 01a-DN**

Tax code: 1900333973

 (Issued under Circular No. 99/2025/TT-BTC
dated 27 October 2025 of the Minister of Finance)

STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

Unit: VND

ASSETS	Code	Note	30/09/2026	01/01/2026
1	2	3	4	5
A. CURRENT ASSETS	100		70,729,760,645	67,123,498,302
I. Cash and cash equivalents	110		7,061,303,806	55,796,993,548
1. Cash	111	5.1	261,303,806	296,993,548
2. Cash equivalents	112	5.2	6,800,000,000	55,500,000,000
II. Short-term investments	120		46,635,975,889	
1. Held to maturity investments	123	6	46,635,975,889	
III. Accounts receivable – short-term	130		5,449,271,080	2,646,798,645
1. Accounts receivable from customers	131	7	7,923,102,604	5,594,172,350
2. Prepayments to suppliers	132		312,919,326	95,078,407
3. Other short-term receivables	135	8	293,420,150	37,718,888
4. Allowance for doubtful debts (*)	136	7	(3,080,171,000)	(3,080,171,000)
IV. Inventories	140	9	11,498,499,422	8,421,125,859
1. Inventories	141		13,132,756,887	10,207,726,870
2. Allowance for inventories (*)	142		(1,634,257,465)	(1,786,601,011)
V. Other current assets	160		84,710,448	258,580,250
1. Short - term deferred expenses	161		84,710,448	258,580,250
2. Taxes and Other Receivables from the State	163			
B - LONG - TERM ASSETS	200		143,093,261,865	156,145,068,104
I. Fixed assets	220	10	142,755,183,369	155,028,472,823
1. Tangible fixed assets	221		142,755,183,369	155,028,472,823
- Cost	222		491,080,220,650	490,942,850,924
- Accumulated depreciation (*)	223		(348,325,037,281)	(335,914,378,101)
II. Other long-term assets	270		338,078,496	1,116,595,281
1. Long - term deferred expenses	271	11	338,078,496	759,275,079
2. Deferred tax assets	272			357,320,202
TOTAL ASSETS (280 = 100 + 200)	280		213,823,022,510	223,268,566,406

RESOURCES	Code	Note	30/09/2026	01/01/2026
1	2	3	4	5
C - LIABILITIES	300		32,744,388,048	44,803,464,999
I. Current liabilities	310		31,654,802,618	43,758,987,993
1. Accounts payable to suppliers	311	12	1,585,895,815	2,563,051,471
2. Dividends and profits payable	313	13	310,596,000	310,596,000
3. Taxes payable to State Treasury	314	14	16,539,266,944	20,140,894,210
4. Payables to employees	315		4,452,726,252	3,681,527,373
5. Accrued expenses	316	15	2,012,846,569	2,560,106,122

RESOURCES	Code	Note	30/09/2026	01/01/2026
1	2	3	4	5
6. Short-term deferred revenue	319	16	218,876,089	144,581,819
7. Other payables – short-term	320	17	6,518,085,468	571,502,662
8. Short-term borrowings	321	18		13,770,218,855
9. Bonus and welfare fund	323		16,509,481	16,509,481
II. Long-term liabilities	330		1,089,585,430	1,044,477,006
1. Deferred tax liabilities	342	19	1,089,585,430	1,044,477,006
D - EQUITY	400	20a)	181,078,634,462	178,465,101,407
1. Owners' equity	411		120,120,000,000	120,120,000,000
- Ordinary shares with voting rights	411a		120,120,000,000	120,120,000,000
2. Investment and development fund	418	20e)	27,919,729,439	27,919,729,439
3. Retained profits	420		33,038,905,023	30,425,371,968
- Retained profits brought forward	420a		30,425,371,968	30,425,371,968
- Retained profit for the current period	420b		2,613,533,055	
TOTAL RESOURCES (440 = 300 + 400)	440		213,823,022,510	223,268,566,406

Approved, 09 October 2026

PREPARED BY

(Signed, full name)



Tran Thi Thao

CHIEF ACCOUNTANT

(Signed, full name)



Tran Thi Chat

LEGAL REPRESENTATIVE

(Signed, full name, stamped)



Trinh Cong Vinh

SAIGON - BACLIEU BEER JOINT STOCK COMPANY

Address: Lot B5, Tra Kha Industrial Zone, Ward Bac Lieu, Cà Mau Province, Vietnam
Tax code: 1900333973

Form B 02a-DN

(Issued under Circular No. 99/2025/TT-BTC
dated 27 October 2025 of the Minister of Finance)

STATEMENT OF INCOME

From 01 July 2026 to 30 September 2026

Unit: VND

ITEMS	Code	Note	Quarter 3		Accumulated from the beginning of the year to the end of this quarter	
			Current year	Prior year	Current year	Prior year
1	2	3	4	5	6	7
1. Revenue from sales of goods and	01	21	24,879,331,629	26,867,693,936	74,411,926,606	81,105,891,407
2. Net revenue from sales of goods and provision of services (10 = 01)	10		24,879,331,629	26,867,693,936	74,411,926,606	81,105,891,407
3. Cost of goods sold and services provided	11	22	21,919,626,668	22,680,485,847	64,288,945,146	71,159,274,058
4. Gross profit (20 = 10 - 11)	20		2,959,704,961	4,187,208,089	10,122,981,460	9,946,617,349
5. Financial income	22	23	774,518,882	832,359,798	1,767,829,262	1,666,045,928
6. Financial expenses	23	24		397,677,057	93,224,087	1,145,718,337
- In which: Interest expense	24			397,677,057	93,224,087	1,145,718,337
7. Selling expenses	25	25a)	564,117,740	87,540,873	778,934,230	209,617,056
8. General and administration expenses	26	25b)	2,866,460,228	2,035,743,215	7,432,601,673	7,804,514,328
9. Net operating profit {30 = 20 + 22 - (23+ 25 + 26)}	30		303,645,875	2,498,606,742	3,586,050,732	2,452,813,556
10. Other income	31	26		178,703,704	2,746,364	197,521,886
11. Other expenses	32	27		23,485	11	23,485
12. Results of other activities (40 = 31 - 32)	40			178,680,219	2,746,353	197,498,401
13. Accounting profit before tax (50 = 30 + 40)	50		303,645,875	2,677,286,961	3,588,797,085	2,650,311,957
14. Income tax expense – current	51	29	54,486,450	368,755,704	572,835,404	368,755,704
15. Income tax (benefit)/expense – deferred	52	30	103,469,486	107,093,667	402,428,626	313,081,004
16. Net profit after tax (60 = 50 - 51 - 52)	60		145,689,939	2,201,437,590	2,613,533,055	1,968,475,249

Approved, 09 October 2026

PREPARED BY

(Signed, full name)

Tran Thi Thao

CHIEF ACCOUNTANT

(Signed, full name)

Tran Thi Chat

LEGAL REPRESENTATIVE

(Signed, full name, stamped)



Trinh Cong Vinh

STATEMENT OF CASH FLOWS

From 01 January 2026 to 30 September 2026

Unit: VND

Items	Code	Note	Accumulated from the beginning of the year to the end of this quarter	
			Current year	Prior year
I. Cash flows from operating activities				
1. Profit before tax	01		3,588,797,085	2,650,311,957
2. Adjustments for				
- Depreciation	02		12,566,289,454	13,037,484,794
- Allowances and provisions	03		(152,343,546)	-
- Profits from investing activities and financial activities	05		(1,767,905,626)	(1,863,567,814)
- Interest expense	06		93,224,087	1,145,718,337
3. Operating profit before changes in working capital	08		14,328,061,454	14,969,947,274
- Change in receivables	09		(2,783,355,311)	7,806,203,914
- Change in inventories	10		(2,925,030,017)	(2,003,515,822)
- Change in payables and other liabilities	11		1,570,551,900	(4,695,107,792)
- Change in deferred expenses	12		595,066,385	635,518,706
- Interest expense paid	14		(104,779,324)	(1,146,899,824)
- Corporate income tax paid	15		(465,798,587)	(1,178,917,126)
- Other payments for operating activities	17		-	(200,000,000)
Net cash flows from operating activities	20		10,214,716,500	14,187,229,330
II. Cash flows from investing activities				
1. Payments for additions to fixed assets	21		(293,000,000)	(1,429,078,901)
2. Proceeds from disposals of fixed assets	22		76,364	197,521,886
3. Loans to other entities and payments for purchase of debt instruments of other entities	23		(58,000,000,000)	(54,100,000,000)
4. Collections from borrowers and proceeds from sale of debt instruments of other entities	24		12,000,000,000	3,600,000,000
5. Receipts of interests	27		1,112,736,249	1,666,045,928
Net cash flows from investing activities	30		(45,180,187,387)	(50,065,511,087)
III. Cash flows from financing activities				
1. Proceeds from borrowings	33	31a)	24,111,628,304	122,711,375,074
2. Payments to settle loan principals	34	31b)	(37,881,847,159)	(128,191,071,310)
3. Payments of dividends	36		-	(5,516,940,000)
Net cash flows from financing activities	40		(13,770,218,855)	(10,996,636,236)
Net cash flows during the period (50=20 + 30 + 40)	50		(48,735,689,742)	(46,874,917,993)
Cash and cash equivalents at the beginning of the year	60		55,796,993,548	57,738,492,583
Cash and cash equivalents at the end of the year (70 = 50 + 60)	70		7,061,303,806	10,863,574,590

Approved, 09 October 2026

PREPARED BY

(Signed, full name)

Tran Thi Thao

CHIEF ACCOUNTANT

(Signed, full name)

Tran Thi Chat

LEGAL REPRESENTATIVE

(Signed, full name, stamped)



Trinh Cong Vinh

NOTES TO THE FINANCIAL STATEMENT

From 01 July 2026 to 30 September 2026

1. Characteristics of the company's operations

a) Ownership structure

Saigon-Baclieu Beer Joint Stock Company is incorporated as a joint stock company in Vietnam, with enterprise registration certification number 6003000028 issued by the Department of Planning and Investment of Bac Lieu Province on 22 December 2006 and amendment on 20 May 2026.

Head office: Lot B5, Tra Kha Industrial Zone, Ward Bac Lieu, Ca Mau Province, Vietnam.

b) Business field

The Company operates in the fields of manufacturing, trading, and services.

c) Business activities

The principal activities of the Company are to produce and trade beer, alcohol and beverages; to produce and trade alcohol – liquor products; and to provide warehousing and inter-provincial cargo transportation services.

d) Normal operating cycle

The normal operating cycle of the Company is generally within 12 months.

e) Company structure

As at 30 September 2026, the Company had 86 employees (1/1/2026: 86 employees).

f) Comparative information

The comparative information as at 1 January 2026 was derived from the balances and amounts reported in the Company's financial statements for the year ended 31 December 2025. Comparative information for the corresponding period is derived from the figures presented in the financial statements for the same period.

2. Accounting period and Accounting currency

a) Accounting period

The accounting period of the Company is from 1 January to 31 December.

b) Accounting currency

The Company's accounting currency is Vietnam Dong ("VND").

3. Accounting standards and accounting regime applied

a) Applicable accounting regime

The Company applies the Vietnamese Accounting Regime for Enterprises issued under Circular No. 99/2025/TT-BTC dated October 27, 2025 of the Minister of Finance, guiding the accounting regime for Vietnamese enterprises.

b) Statement of compliance with Accounting Standards and Accounting Regime

These financial statements have been prepared in accordance with Vietnamese Accounting Standards, the

4. Significant accounting policies

The following significant accounting policies have been adopted by the Company in the preparation of these financial statements.

a) Cash and cash equivalents

Cash includes cash on hand at the Company, demand deposits at banks, etc., in accordance with applicable laws. Cash equivalents are short-term investments with a maturity of no more than three (03) months from the date of investment, which are readily convertible into a known amount of cash and are subject to an insignificant risk of changes in value at the end of the accounting period.

b) Held-to-maturity investments

Held-to-maturity investments with a remaining term of 12 months or less from the end of the accounting period, such as term deposits not classified as cash equivalents, are recognized at fair value. Interest income from held-to-maturity investments is periodically recognized in financial income of each period.

c) Accounts receivable

Trade and other receivables are stated at cost less allowance for doubtful debts.

d) Inventories

Inventories are stated at the lower of cost and net realisable value. Cost is determined on a weighted average basis and includes all costs incurred in bringing the inventories to their present location and condition. Cost in the case of finished goods and work in progress includes raw materials, direct labour and attributable manufacturing overheads. Net realisable value is the estimated selling price of inventory items, less the estimated costs of completion and estimated costs to sell.

The Company applies the perpetual method of accounting for inventories.

e) Tangible fixed assets

Cost

Tangible fixed assets are stated at cost less accumulated depreciation. The initial cost of a tangible fixed asset comprises its purchase price, including import duties, non-refundable purchase taxes and any directly attributable costs of bringing the asset to its working condition for its intended use. Expenditure incurred after tangible fixed assets have been put into operation, such as repair and maintenance and overhaul costs, is charged to the statement of income in the period in which the costs are incurred. In situations where it can be clearly demonstrated that the expenditure has resulted in an increase in the future economic benefits expected to be obtained from the use of tangible fixed assets beyond their originally assessed standard of performance, the expenditure is capitalised as an additional cost of tangible fixed assets.

Depreciation

Depreciation is computed on a straight-line basis over the estimated useful lives of tangible fixed assets. The estimated useful lives are as follows:

▪ buildings and structures	5 – 50 years
▪ machinery and equipment	3 – 20 years
▪ motor vehicles	10 years
▪ office equipment	3 – 8 years

f) Deferred expenses

Deferred expenses represent actual costs incurred relating to the operating results of multiple accounting periods and are gradually allocated to operating expenses, including tools and instruments, repair and periodic maintenance costs of fixed assets, etc. Deferred expenses are allocated on a straight-line basis over a period of 2 to 3 years.

g) Trade and other payables

Trade and other payables are stated at their cost.

h) Dividends and profit payable

Dividends payable are recognized on the date when the General Meeting of Shareholders (GMS) issues a resolution approving the dividend distribution.

i) Accrued expenses

Accrued expenses are expenses relating to the current accounting period for which supporting payment documents have not yet been received at the reporting date. These expenses are subsequently settled based on actual costs incurred; any differences between the accrued and actual amounts are adjusted by increasing or decreasing expenses accordingly.

j) Deferred revenue

Deferred revenue comprises amounts received in advance from customers for one or more accounting periods.

k) Deferred corporate income tax

Deferred tax assets

Deferred tax assets represent corporate income tax recoverable in future periods arising from deductible temporary differences.

The tax base of a deferred tax asset is the amount that will be deductible from taxable income when recovering the carrying amount of the asset.

Deferred tax assets are recognized using the current CIT tax rate. If the reversal of deferred tax assets occurs during a period in which a new tax rate has taken effect, the applicable tax rate used for recognition shall be the new tax rate.

Deferred tax assets are recognized only when it is probable that sufficient taxable profits will be available in the future to utilize the deductible temporary differences.

Deferred tax liabilities

Deferred tax liabilities represent corporate income tax payable in future periods arising from taxable temporary differences in the current period.

The tax base of a liability is its carrying amount less (-) any amounts that will be deductible for tax purposes in respect of that liability in future periods.

Deferred tax liabilities are determined based on taxable temporary differences arising during the year and the prevailing CIT tax rate. If the reversal of deferred tax liabilities occurs during a period in which a new tax rate has taken effect, the applicable tax rate used shall be the new tax rate.

l) Borrowings and finance lease liabilities

Short-term borrowings and finance lease liabilities reflect the total value of amounts borrowed by the Company and outstanding to banks, with a remaining maturity of no more than 12 months or within a normal operating cycle from the end of the accounting period.

m) Equity

Contributed capital reflects the actual capital contributed by shareholders. Capital raised from the issuance of shares is recorded in this account at par value.

n) Revenue

Sales revenue

Sales revenue is recognized in the statement of income when the significant risks and rewards of ownership of goods have been transferred to the buyer. Revenue is not recognized if there are significant uncertainties regarding the collectability of receivables or the possibility of goods being returned. Sales revenue is recognized at the net amount after deducting discounts and reductions stated on sales invoices.

Service revenue

Revenue from the rendering of services is recognized in the statement of income based on the percentage of completion of the transaction. The stage of completion is determined based on surveys of work performed. Revenue is not recognized if there are significant uncertainties regarding the collectability of receivables.

Financial income

Interest income is recognized on a time basis, taking into account the effective interest rate applicable to each period.

o) Cost of goods sold

Cost of goods sold reflects the cost of products, goods, and services sold.

p) Financial expenses

Borrowing costs are recognized as expenses in the period in which they are incurred, except for borrowing costs relating to loans used for the acquisition or construction of qualifying assets, in which case such costs are capitalized and included in the cost of those assets.

q) Selling expenses and general and administrative expenses

Selling expenses reflect actual costs incurred in the process of selling products, goods, and providing services.

General and administrative expenses reflect general management costs of the Company.

r) Corporate income tax expenses

Current corporate income tax expenses include current CIT expenses in accordance with the Law on Corporate Income Tax and additional CIT expenses in accordance with regulations on the global minimum tax.

+ Current CIT expense is the amount of corporate income tax payable, calculated based on taxable income for the year and the prevailing CIT tax rate.

+ Additional CIT expense under global minimum tax regulations is the additional corporate income tax payable to the state budget, determined in accordance with legal regulations on global minimum tax.

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

(Unit: VND)

5) Cash and cash equivalents**5.1 Cash**

	30/09/2026	01/01/2026
-Cash on hand	100,658,192	76,094,717
- Demand deposit (*)	160,645,614	220,898,831
Total	261,303,806	296,993,548

(*) Demand deposit

	30/09/2026	01/01/2026
Vietnam Joint Stock Commercial Bank for Industry and Trade - Branch 4, Ho Chi Minh City	134,109,622	144,609,967
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Bac Lieu Branch	26,535,992	76,288,864
Total	160,645,614	220,898,831

5.2 Cash equivalents

	30/09/2026	01/01/2026
- Cash equivalents(*)	6,800,000,000	55,500,000,000

(*) Term deposits with original maturities of three months or less

	30/09/2026	01/01/2026
Vietnam Joint Stock Commercial Bank for Industry and Trade - Branch 4, Ho Chi Minh City	6,800,000,000	55,500,000,000

6) Short-term held to maturity investments

	30/09/2026			01/01/2026		
	Cost	Recoverable amount	Allowance	Cost	Recoverable amount	Allowance
Short-term held to maturity investments	46,635,975,889	46,635,975,889				
- Term deposit (*)	46,000,000,000	46,000,000,000				
- Accrued interest receivable	635,975,889	635,975,889				

(*) Term deposits at Vietnam Joint Stock Commercial Bank for Industry and Trade – Branch 4, Ho Chi Minh City reflect bank deposits with original maturities of over 3 months and less than 1 year.

7) Accounts receivable from customers

	30/09/2026		01/01/2026	
Accounts receivable from customers - short - term	Book value	Allowance	Book value	Allowance
- Saigon Beer - Alcohol - Beverage Corporation	4,673,615,166		2,355,397,000	
- Vietnam Development Bank – Ca Mau Branch	3,080,171,000	(3,080,171,000)	3,080,171,000	(3,080,171,000)
- Other customers	169,316,438		158,604,350	
Total	7,923,102,604	(3,080,171,000)	5,594,172,350	(3,080,171,000)

Accounts receivable from customers - short - term who are related parties

	30/09/2026		01/01/2026	
	Book value	Allowance	Book value	Allowance
- Saigon Beer - Alcohol - Beverage Corporation	4,673,615,166		2,355,397,000	
- Saigon Beer Trading Company Limited	124,662,812		106,968,590	

8) Other receivables

	30/09/2026		01/01/2026	
short-term	Book value	Allowance	Book value	Allowance
Other receivables	293,420,150		37,718,888	

9) Inventories	30/09/2026		01/01/2026	
	Book value	Allowance	Book value	Allowance
- Raw materials	3,146,465,389		1,940,281,857	
- Tools and supplies	2,236,365,172	(1,634,257,465)	2,477,930,094	(1,786,601,011)
- Work in progress	4,366,192,165		5,208,861,049	
- Finished goods	3,383,734,161		580,653,870	
Total	13,132,756,887	(1,634,257,465)	10,207,726,870	(1,786,601,011)

- Inventory items that are slow-moving, obsolete, degraded in quality, etc., and not saleable at the reporting date: VND 1,634,257,465

- The value of inventories pledged or used as collateral for liabilities as at the end of the reporting period: None.

10) Increase, decrease tangible fixed assets

Items	Buildings and structures	Machinery and equipment	Motor vehicles	Office equipment	Total
Cost					
Opening balance	112,464,864,105	371,738,438,356	5,350,242,772	1,389,305,691	490,942,850,924
- Additions		293,000,000			293,000,000
- Liquidation and sale		155,630,274			155,630,274
Closing balance	112,464,864,105	371,875,808,082	5,350,242,772	1,389,305,691	491,080,220,650
Accumulated depreciation					
Opening balance	57,448,272,445	272,151,966,954	4,980,462,685	1,333,676,017	335,914,378,101
- Charge for the period	3,422,991,494	9,011,566,259	116,712,339	15,019,362	12,566,289,454
- Liquidation and sale		155,630,274			155,630,274
Closing balance	60,871,263,939	281,007,902,939	5,097,175,024	1,348,695,379	348,325,037,281
Net book value					
- Opening balance	55,016,591,660	99,586,471,402	369,780,087	55,629,674	155,028,472,823
- Closing balance	51,593,600,166	90,867,905,143	253,067,748	40,610,312	142,755,183,369

Major tangible fixed assets in use:

	30/09/2026	01/01/2026
	Cost	Cost
Bottling line system	164,737,323,586	164,737,323,586

11) Deferred expenses	30/09/2026	01/01/2026
Long-term		
Tools and supplies	47,201,828	32,402,775
Maintenance expenses for machineries	290,876,668	524,338,976
Other long-term deferred expenses	-	202,533,328
Total	338,078,496	759,275,079

12) Accounts payable to suppliers

Short-term accounts payable to suppliers	30/09/2026	01/01/2026
Saigon Beer - Alcohol - Beverage Corporation	406,340,543	
Saigon Song Hau Beer Trading Joint Stock Company		1,436,529,600
Cuu Long Trading and Service Joint Stock Company	252,866,834	372,375,551
Phu Hung Boiler Company Limited	221,034,845	270,698,814
Other suppliers	705,653,593	483,447,506
Total	1,585,895,815	2,563,051,471

Accounts payable to supplier who are related parties	30/09/2026	01/01/2026
Saigon Beer - Alcohol - Beverage Corporation	406,340,543	
Saigon Beer Trading Company Limited	55,611,618	160,462,886
Saigon Song Hau Beer Trading Joint Stock Company		1,436,529,600
Baclieu Tourist Joint Stock Company	499,000	

13) Dividends and profits payable

	30/09/2026	01/01/2026
Dividends and profits payable to shareholders	310,596,000	310,596,000

14) Taxes payable to State Treasury

Short-term payable	01/01/2026	Incurred	Paid	30/09/2026
- Value added tax	2,754,466,600	12,225,489,776	9,403,251,250	5,576,705,126
- Special sales tax	16,890,296,520	79,425,919,372	86,253,631,252	10,062,584,640
- Corporate income tax	465,798,587	572,835,404	465,798,587	572,835,404
- Personal income tax	20,178,503	253,408,346	243,264,118	30,322,731
- Natural resource taxes	10,154,000	71,512,800	73,460,400	8,206,400
- Land tax and land rent		993,355,569	704,742,926	288,612,643
Total	20,140,894,210	93,542,521,267	97,144,148,533	16,539,266,944

15) Accrued expenses

Short - term	30/09/2026	01/01/2026
- Electricity costs	130,293,362	175,243,006
- Other accrued expenses	1,882,553,207	2,384,863,116
Total	2,012,846,569	2,560,106,122

16) Deferred revenue

Short - term	30/09/2026	01/01/2026
- Deferred revenue	218,876,089	144,581,819
	218,876,089	144,581,819

17) Other payables

Short - term	30/09/2026	01/01/2026
- Trade union fees	26,007,830	
- Social insurance	189,993,870	
- Health insurance	33,893,280	
- Unemployment insurance	14,901,480	
- Deposit received	210,000,000	210,000,000
- Other payables	349,326,517	361,502,662
- Post-investment support funds	5,693,962,491	
Total	6,518,085,468	571,502,662

18) Short term borrowings

	30/09/2026	During the year		01/01/2026
		Increase	Decrease	
Vietnam Joint Stock Commercial Bank for Industry and Trade - Branch 4, Ho Chi Minh City	-	24,111,628,304	37,881,847,159	13,770,218,855

19) Deferred income tax liabilities

Deferred income tax liabilities	30/09/2026	01/01/2026
- Corporate income tax rate used to determine deferred income tax liabilities	20%	20%
- Deferred income tax liabilities arising from taxable temporary differences	1,089,585,430	1,044,477,006

20) Owners' equity

a) The table of comparison volatility of equity

Item	The item under equity			
	Share capital	Investment and development fund	Retained profits	Total
	1	2	3	4
Balance as at 1 January 2025	120,120,000,000	27,919,729,439	35,984,484,280	184,024,213,719
Net profit for the period			646,887,688	646,887,688
Bonus and welfare fund in 2024			(200,000,000)	(200,000,000)
Dividends in 2024			(6,006,000,000)	(6,006,000,000)
Balance as at 1 January 2026	120,120,000,000	27,919,729,439	30,425,371,968	178,465,101,407
Net profit for the period			2,613,533,055	2,613,533,055
Balance as at 30 September 2026	120,120,000,000	27,919,729,439	33,038,905,023	181,078,634,462

	30/09/2026		01/01/2026	
b) Detail of the owners' equity				
Western - Sai Gon beer joint stock company	24,024,000,000	20%	24,024,000,000	20%
Owner's other capital	96,096,000,000	80%	96,096,000,000	80%
Total	120,120,000,000	100%	120,120,000,000	100%

c) The capital transactions with owners and distributions of dividends , profit sharing

	Current year	Previous year
- Owner's other capital	120,120,000,000	120,120,000,000
+ Year beginning contributions	120,120,000,000	120,120,000,000
+ Year ending contributions	120,120,000,000	120,120,000,000
- Dividends during the period	-	6,006,000,000

	30/09/2026	01/01/2026
d) Shares		
- Authorised and issued share capital	12,012,000	12,012,000
+ Ordinary shares	12,012,000	12,012,000
- Shares currently in circulation	12,012,000	12,012,000
+ Ordinary shares	12,012,000	12,012,000

* Shares have a par value of VND10,000

	30/09/2026	01/01/2026
e) Funds		
Investment and development fund	27,919,729,439	27,919,729,439

21) Revenue from sales of goods and provision of services

Revenue	Quarter 3 of 2026	Quarter 3 of 2025
Sales of finished goods (exclusive of special sales tax)	23,776,106,282	24,413,366,560
Others (*)	400,381,591	1,984,917,157
Provision of services	702,843,756	469,410,219
Total	24,879,331,629	26,867,693,936
(*) Sales of packaging	-	1,396,091,225

22) Cost of goods sold

	Quarter 3 of 2026	Quarter 3 of 2025
Finished goods sold	21,556,303,833	22,462,422,865
Services provided	389,136,121	218,062,982
Reversal of allowance for inventories	(25,813,286)	
Total	21,919,626,668	22,680,485,847

23) Financial income

	Quarter 3 of 2026	Quarter 3 of 2025
Interest income	774,518,882	832,359,798

24) Financial expenses

	Quarter 3 of 2026	Quarter 3 of 2025
Interest expense		397,677,057

25) Selling expenses and general and administration expenses

a) Selling expenses	Quarter 3 of 2026	Quarter 3 of 2025
Selling support	510,869,376	-
Other expenses	53,248,364	87,540,873
Total	564,117,740	87,540,873

b) Administration expenses

	Quarter 3 of 2026	Quarter 3 of 2025
Office equipment expenses	18,175,238	19,729,298
Staff costs	1,434,960,150	1,274,626,999
Depreciation	955,467	1,915,388
Outside services (*)	816,080,148	392,941,839
Others	596,289,225	346,529,691
Total	2,866,460,228	2,035,743,215

(*) In which, land rental expense 317,197,218 (82,035,573)

26) Other income

	Quarter 3 of 2026	Quarter 3 of 2025
Liquidation and sale of fixed asset		178,703,704

27) Other expenses

	Quarter 3 of 2026	Quarter 3 of 2025
Other		23,485

28) Production and business costs by elements

Item	Quarter 3 of 2026	Quarter 3 of 2025
Raw material costs included in production costs	11,696,999,082	13,203,196,965
Labour costs and staff costs	5,955,275,281	5,315,590,195
Depreciation	4,147,960,930	4,352,000,796
Outside services	1,738,490,191	1,517,137,985
Other expenses	3,022,637,984	1,602,576,439
Total	26,561,363,468	25,990,502,380

29) Current corporate income tax

	Quarter 3 of 2026	Quarter 3 of 2025
Accounting profit before tax	303,645,875	2,677,286,961
Non-deductible expenses	486,133,800	316,705,300
Adjustments to increase		192,318,455
Adjustments decrease	(517,347,422)	(727,786,782)
Taxable profits	272,432,253	2,458,523,934
Cumulative taxable profit as at 30 June		(614,745,415)
Cumulative taxable profit for the year		1,843,778,519
Corporate income tax rate	20%	20%
Current corporate income tax	54,486,450	368,755,704

30) Deferred corporate income tax expense

	Quarter 3 of 2026	Quarter 3 of 2025
Deferred corporate income tax expense arising from taxable temporary differences	103,469,486	107,093,667

31) Additional information for items shown in the Statement of Cash Flows**a) Borrowings received during the period:**

	Accumulated in 2026	Accumulated in 2025
Proceeds received from borrowings under standard loan agreements	24,111,628,304	122,711,375,074

b) Loan principal repayments made during the period:

	Accumulated in 2026	Accumulated in 2025
Proceeds received from principal repayments under standard loan agreements	37,881,847,159	128,191,071,310

31) Significant transactions with related parties

In addition to related party balances disclosed in other notes to the financial statements, the Company had the following sign transactions with related parties during the period:

	Transaction value	
	Quarter 3 of 2026	Quarter 3 of 2025
Saigon Beer - Alcohol - Beverage Corporation		
Sales of finished goods (exclusive of special sales tax)	23,776,106,282	24,413,366,560
Purchases of raw materials	5,430,439,896	10,715,355,931
Sai Gon Beer Trading Company Limited		
Sales for provision of services	683,521,475	1,017,985,000
Bottle usage fee and pallet changes	127,810,080	70,333,480
Saigon Song Hau Beer Trading Joint Stock Company		
Selling support expenses	616,992,000	
Bac Lieu Tourist Joint Stock Company		
Purchases of services	51,163,994	56,706,613

Approved, 09 October 2026

PREPARED BY

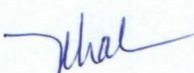
(Signed, full name)



Tran Thi Thao

CHIEF ACCOUNTANT

(Signed, full name)



Tran Thi Chat

LEGAL REPRESENTATIVE

(Signed, full name, stamped)



Trinh Cong Vinh