

No.: 11/CBTT-SBL

Ca Mau, 17 July 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 2 year 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: bsgbaclicieu@gmail.com Website: biasaigonbaclicieu.com

2. Disclosed Information:

- Financial Statement for quarter 2 year 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 17/07/2026 at the following link: <http://biasaigonbaclieu.com/>

Authorized Representative

Legal Representative

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



Attached Documents:

- Financial Statement for quarter 2 year 2026:
- Explanation of the profit difference for quarter 2 year 2026 compared to quarter 2 year 2025.

Trinh Cong Vinh

SAIGON-BACLIEU BEER JOINT
STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

No. 30/2026/SGBL

Cà Mau, 15 July 2026

(Re: Explanation of the profit difference for
quarter 2 year 2026 compared to quarter 2
year 2025)

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 quarter 2 year 2026 compared to quarter 2 year 2025.

Profit after tax for quarter 2 year 2026 increased compared with the same period last year, mainly due to:

- Sales revenue increased as a result of higher production and delivery volumes;
- Cost of goods sold decreased due to lower prices of key raw materials;
- Financial profit increased due to higher interest income from bank deposits and lower interest expenses
- General and administrative expenses decreased, mainly due to lower land rental expenses (Note 25b).

Sincerely,

Recipients: thai

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



DIRECTOR

Trinh Cong Vinh

SAIGON - BACLIEU BEER JOINT STOCK COMPANY

Address: Lot B5, Tra Kha Industrial Zone, Ward Bac Lieu, Ca Mau Province, Vietnam

Tax code: 1900333973

Form B 01-DN*(Issued under Circular No. 99/2025/TT-BTC
dated 27 October 2025 of the Minister of Finance)***STATEMENT OF FINANCIAL POSITION**

As at 30 June 2026

Unit: VND

ASSETS	Code	Note	30/06/2026	01/01/2026
1	2	3	4	5
A. CURRENT ASSETS	100		57,939,401,425	67,123,498,302
I. Cash and cash equivalents	110		14,967,679,515	55,796,993,548
1. Cash	111	5.1	667,679,515	296,993,548
2. Cash equivalents	112	5.2	14,300,000,000	55,500,000,000
II. Short-term investments	120		24,572,909,044	
1. Held to maturity investments	123	6	24,572,909,044	
III. Accounts receivable – short-term	130		5,127,227,341	2,646,798,645
1. Accounts receivable from customers	131	7	7,463,326,284	5,594,172,350
2. Prepayments to suppliers	132		194,778,538	95,078,407
3. Other short-term receivables	135	8	549,293,519	37,718,888
4. Allowance for doubtful debts (*)	136	7	(3,080,171,000)	(3,080,171,000)
IV. Inventories	140	9	12,975,608,071	8,421,125,859
1. Inventories	141		14,635,678,822	10,207,726,870
2. Allowance for inventories (*)	142		(1,660,070,751)	(1,786,601,011)
V. Other current assets	160		295,977,454	258,580,250
1. Short - term prepaid expenses	161	11a)	234,670,896	258,580,250
2. Taxes and Other Receivables from the State	163		61,306,558	
B - LONG - TERM ASSETS	200		147,439,460,389	156,145,068,104
I. Fixed assets	220	10	146,870,144,299	155,028,472,823
1. Tangible fixed assets	221		146,870,144,299	155,028,472,823
- Cost	222		491,047,220,650	490,942,850,924
- Accumulated depreciation (*)	223		(344,177,076,351)	(335,914,378,101)
II. Other long-term assets	270		569,316,090	1,116,595,281
1. Long - term prepaid expenses	271	11b)	569,316,090	759,275,079
2. Deferred tax assets	272	19a)		357,320,202
TOTAL ASSETS (280 = 100 + 200)	280		205,378,861,814	223,268,566,406

RESOURCES	Code	Note	30/06/2026	01/01/2026
1	2	3	4	5
C - LIABILITIES	300		24,445,917,291	44,803,464,999
I. Current liabilities	310		23,459,801,347	43,758,987,993
1. Accounts payable to suppliers	311	12	2,083,852,020	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	10,378,885,889	20,140,894,210
4. Payables to employees	315		2,343,841,663	3,681,527,373
5. Accrued expenses	316	15	1,663,351,307	2,560,106,122

RESOURCES	Code	Note	30/06/2026	01/01/2026
1	2	3	4	5
6. Short-term deferred revenue	319	16	144,581,819	144,581,819
7. Other payables – short-term	320	17	6,518,183,168	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		986,115,944	1,044,477,006
1. Deferred tax liabilities	342	19b)	986,115,944	1,044,477,006
D - EQUITY	400	20a)	180,932,944,523	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		32,893,215,084	30,425,371,968
- Retained profits brought forward	420a		30,425,371,968	30,425,371,968
- Retained profit for the current period	420b		2,467,843,116	
TOTAL RESOURCES (440 = 300 + 400)	440		205,378,861,814	223,268,566,406

Approved, 15 July 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

Accounting period: From 01 April 2026 to 30 June 2026

Unit: VND

ITEMS	Code	Note	Quarter 2 of year 2026		Accumulated from the beginning of the year to 30/06/2026	
			Current year	Prior year	Current year	Prior year
1	2	3	4	5	6	7
1. Revenue from sales of goods and provision	01	21	29,815,264,148	29,090,827,922	49,532,594,977	54,238,197,471
2. Net revenue from sales of goods and provision of services (10 = 01)	10		29,815,264,148	29,090,827,922	49,532,594,977	54,238,197,471
3. Cost of goods sold and services provided	11	22	23,046,778,681	24,205,428,935	42,369,318,478	48,478,788,211
4. Gross profit (20 = 10 - 11)	20		6,768,485,467	4,885,398,987	7,163,276,499	5,759,409,260
5. Financial income	22	23	500,735,179	359,549,877	993,310,380	833,686,130
6. Financial expenses	23	24		370,486,037	93,224,087	748,041,280
- In which: Interest expense	24			370,486,037	93,224,087	748,041,280
7. Selling expenses	25	25a)	31,296,804	47,608,091	214,816,490	122,076,183
8. General and administration expenses	26	25b)	2,135,699,646	3,819,904,110	4,566,141,445	5,768,771,113
9. Net operating profit {30 = 20 + 22 - (23+ 25 + 26)}	30		5,102,224,196	1,006,950,626	3,282,404,857	(45,793,186)
10. Other income	31	26	2,670,000		2,746,364	18,818,182
11. Other expenses	32				11	
12. Results of other activities (40 = 31 - 32)	40		2,670,000		2,746,353	18,818,182
13. Accounting profit before tax (50 = 30 + 40)	50		5,104,894,196	1,006,950,626	3,285,151,210	(26,975,004)
14. Income tax expense – current	51	28	518,348,954		518,348,954	
15. Income tax (benefit)/expense – deferred	52	29	149,176,700	248,551,025	298,959,140	205,987,337
16. Net profit after tax (60 = 50 - 51 - 52)	60		4,437,368,542	758,399,601	2,467,843,116	(232,962,341)

PREPARED BY

(Signed, full name)



Tran Thi Thao

CHIEF ACCOUNTANT

(Signed, full name)



Tran Thi Chat

Approved, 15 July 2026

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, Ca Mau Province,
Vietnam

Tax code: 1900333973

Form B 03a - DN

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

STATEMENT OF CASH FLOWS

Accounting period: From 01 January 2026 to 30 June 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		3,285,151,210	(26,975,004)
2. Adjustments for				
- Depreciation	02		8,418,328,524	8,685,483,998
- Allowances and provisions	03		(126,530,260)	-
- Profits from investing activities and financial activities	05		(993,386,744)	(852,504,312)
- Interest expense	06		93,224,087	748,041,280
3. Operating profit before changes in working capital	08		10,676,786,817	8,554,045,962
- Change in receivables	09		(2,424,508,833)	9,038,698,619
- Change in inventories	10		(4,427,951,952)	969,228,353
- Change in payables and other liabilities	11		(6,631,269,479)	(6,022,776,084)
- Change in prepaid expenses pending allocation	12		213,868,343	497,332,202
- Interest expense paid	14		(104,779,324)	(741,728,388)
- Corporate income tax paid	15		(465,798,587)	(1,178,917,126)
Net cash flows from operating activities	20		(3,163,653,015)	10,915,883,538
II. Cash flows from investing activities				
1. Payments for additions to fixed assets	21		(260,000,000)	(1,420,196,727)
2. Proceeds from disposals of fixed assets	22		76,364	18,818,182
3. Loans to other entities and payments for purchase of debt instruments of other entities	23		(25,600,000,000)	(3,600,000,000)
4. Collections from borrowers and proceeds from sale of debt instruments of other entities	24		1,400,000,000	-
5. Receipts of interests	27		564,481,473	833,686,130
Net cash flows from investing activities	30		(23,895,442,163)	(4,167,692,415)
III. Cash flows from financing activities				
1. Proceeds from borrowings	33	30a)	24,111,628,304	82,834,822,837
2. Payments to settle loan principals	34	30b)	(37,881,847,159)	(79,034,221,246)
Net cash flows from financing activities	40		(13,770,218,855)	3,800,601,591
Net cash flows during the period (50=20 + 30 + 40)	50		(40,829,314,033)	10,548,792,714
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		14,967,679,515	68,287,285,297

Approved, 15 July 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

Accounting period: From 01 April 2026 to 30 June 2026

1. Characteristics of the company's operations

a) Ownership structure

Saigon-Bac Lieu 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 June 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 Vietnamese Accounting System for enterprises and the relevant statutory requirements applicable to financial reporting.

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) Prepaid expenses

Prepaid 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. Prepaid 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 and other income

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**

	30/06/2026	01/01/2026
-Cash on hand	394,513,815	76,094,717
- Demand deposit (*)	273,165,700	220,898,831
Total	667,679,515	296,993,548

(*) Demand deposit

	30/06/2026	01/01/2026
Vietnam Joint Stock Commercial Bank for Industry and Trade - Branch 4, Ho Chi Minh City	217,613,185	144,609,967
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Bac Lieu Branch	55,552,515	76,288,864
Total	273,165,700	220,898,831

5.2 Cash equivalents

	30/06/2026	01/01/2026
- Cash equivalents(*)	14,300,000,000	55,500,000,000

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

	30/06/2026	01/01/2026
Vietnam Joint Stock Commercial Bank for Industry and Trade - Branch 4, Ho Chi Minh City	14,300,000,000	55,500,000,000

6)Short-term investments

	30/06/2026			01/01/2026		
	Cost	Recoverable amount	Allowance	Cost	Recoverable amount	Allowance
Held to maturity investments	24,572,909,044	24,572,909,044				
- Term deposit (*)	24,200,000,000	24,200,000,000				
- Accrued interest receivable	372,909,044	372,909,044				

(*) 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

	30/06/2026		01/01/2026	
Accounts receivable from customers - short - term	Book value	Allowance	Book value	Allowance
- Saigon Beer - Alcohol - Beverage Corporation	4,177,501,614		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	205,653,670		158,604,350	
Total	7,463,326,284	(3,080,171,000)	5,594,172,350	(3,080,171,000)

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

	30/06/2026		01/01/2026	
	Book value	Allowance	Book value	Allowance
- Saigon Beer - Alcohol - Beverage Corporation	4,177,501,614		2,355,397,000	
- Saigon Beer Trading Company Limited	100,922,370		106,968,590	

8) Other receivables

	30/06/2026		01/01/2026	
short-term	Book value	Allowance	Book value	Allowance
Other receivables	549,293,519		37,718,888	

9) Inventories	30/06/2026		01/01/2026	
	Book value	Allowance	Book value	Allowance
- Purchased goods in transit	305,308,000			
- Raw materials	5,418,426,177		1,940,281,857	
- Tools and supplies	2,373,177,151	(1,660,070,751)	2,477,930,094	(1,786,601,011)
- Work in progress	5,022,340,343		5,208,861,049	
- Finished goods	1,516,427,151		580,653,870	
Total	14,635,678,822	(1,660,070,751)	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 1,660,070,751				
- 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		260,000,000			260,000,000
- Liquidation and sale		155,630,274			155,630,274
Closing balance	112,464,864,105	371,842,808,082	5,350,242,772	1,389,305,691	491,047,220,650
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	2,281,994,328	6,046,474,200	79,847,088	10,012,908	8,418,328,524
- Liquidation and sale		155,630,274			155,630,274
Closing balance	59,730,266,773	278,042,810,880	5,060,309,773	1,343,688,925	344,177,076,351
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	52,734,597,332	93,799,997,202	289,932,999	45,616,766	146,870,144,299

11) Prepaid expenses	30/06/2026	01/01/2026
a) Short term	234,670,896	258,580,250
Other short-term prepaid expenses	234,670,896	258,580,250
b) Long-term	569,316,090	759,275,079
Tools and supplies	75,219,430	32,402,775
Maintenance expenses for machineries	392,830,000	524,338,976
Other long-term prepaid expenses	101,266,660	202,533,328
Total	803,986,986	1,017,855,329

12) Accounts payable to suppliers

Short-term accounts payable to suppliers	30/06/2026	01/01/2026
Saigon Beer - Alcohol - Beverage Corporation	1,177,120,398	
Saigon Song Hau Beer Trading Joint Stock Company		1,436,529,600
Cuu Long Trading and Service Joint Stock Company	287,820,183	372,375,551
Phu Hung Boiler Company Limited	237,894,188	270,698,814
Other suppliers	381,017,251	483,447,506
Total	2,083,852,020	2,563,051,471

Accounts payable to supplier who are related parties	30/06/2026	01/01/2026
Saigon Beer - Alcohol - Beverage Corporation	1,177,120,398	
Saigon Beer Trading Company Limited		160,462,886
Saigon Song Hau Beer Trading Joint Stock Company		1,436,529,600

13) Dividends and profits payable

	<u>30/06/2026</u>	<u>01/01/2026</u>
Dividends and profits payable to shareholders	310,596,000	310,596,000

14) Taxes payable to State

Treasury	<u>01/01/2026</u>	<u>Incurred</u>	<u>Paid</u>	<u>30/06/2026</u>
Short-term payable				
- Value added tax	2,754,466,600	7,832,470,304	9,403,251,250	1,183,685,654
- Special sales tax	16,890,296,520	52,232,128,714	60,480,309,718	8,642,115,516
- Corporate income tax	465,798,587	518,348,954	465,798,587	518,348,954
- Personal income tax	20,178,503	223,085,615	217,475,953	25,788,165
- Natural resource taxes	10,154,000	47,640,400	48,846,800	8,947,600
- Land tax and land rent		704,742,926	704,742,926	-
Total	20,140,894,210	61,558,416,913	71,320,425,234	10,378,885,889

15) Accrued expenses

Short - term	<u>30/06/2026</u>	<u>01/01/2026</u>
- Electricity costs	101,454,534	175,243,006
- Other accrued expenses	1,561,896,773	2,384,863,116
Total	1,663,351,307	2,560,106,122

16) Deferred revenue

Short - term	<u>30/06/2026</u>	<u>01/01/2026</u>
- Deferred revenue	144,581,819	144,581,819
	144,581,819	144,581,819

17) Other payables

Short - term	<u>30/06/2026</u>	<u>01/01/2026</u>
- Trade union fees	26,045,230	
- Social insurance	190,131,570	
- Health insurance	33,805,080	
- Unemployment insurance	14,912,280	
- 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	6,518,183,168	571,502,662

18) Short term borrowings

	<u>30/06/2026</u>	<u>During the year</u>		<u>01/01/2026</u>	
		<u>Increase</u>	<u>Decrease</u>		
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	13,770,218,855

19) Deferred income tax assets and deferred income tax liabilities**a) Deferred income tax assets**

	<u>30/06/2026</u>	<u>01/01/2026</u>
- Corporate income tax rate used to determine deferred income tax assets	20%	20%
- Deferred income tax assets related to deductible temporary differences		357,320,202
Deferred income tax assets	-	357,320,202

b) Deferred income tax liabilities

	<u>30/06/2026</u>	<u>01/01/2026</u>
- Corporate income tax rate used to determine deferred income tax liabilities	20%	20%
- Deferred income tax liabilities arising from taxable temporary differences	986,115,944	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			2,467,843,116	2,467,843,116
Balance as at 30 June 2026	120,120,000,000	27,919,729,439	32,893,215,084	180,932,944,523

b) Detail of the owners' equity

	30/06/2026		01/01/2026	
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

d) Shares

	30/06/2026	01/01/2026
- 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

e) Funds

	30/06/2026	01/01/2026
Investment and development fund	27,919,729,439	27,919,729,439

21) Revenue from sales of goods and provision of services

a) Revenue

	Quarter 2 year 2026	Quarter 2 year 2025
Sales of finished goods (*)	28,390,833,948	26,497,667,610
Others	669,303,827	2,157,506,474
Provision of services	755,126,373	435,653,838
Total	29,815,264,148	29,090,827,922

* Revenue exclusive of special sales tax.

b) Revenue with related parties

- Saigon Beer - Alcohol - Beverage Corporation	28,390,833,948	26,497,667,610
- Sai Gon Beer Trading Company Limited	264,744,894	158,090,387
- The Branch of Malaya - Vietnam Glass Limited		18,343,500
- Saigon Song Hau Beer Trading Joint Stock Company	43,882,800	

22) Cost of goods sold

	Quarter 2 year 2026	Quarter 2 year 2025
Finished goods sold	22,785,374,570	23,953,944,898
Services provided	323,154,889	251,484,037
Reversal of allowance for inventories	(61,750,778)	
Total	23,046,778,681	24,205,428,935

23) Financial income

	Quarter 2 year 2026	Quarter 2 year 2025
Interest income	500,735,179	359,549,877

24) Financial expenses

	Quarter 2 year 2026	Quarter 2 year 2025
Interest expense		370,486,037

25) Selling expenses and general and administration expenses

a) Selling expenses	Quarter 2 year 2026	Quarter 2 year 2025
Other expenses	31,296,804	47,608,091

b) Administration expenses

	Quarter 2 year 2026	Quarter 2 year 2025
Office equipment expenses	19,015,936	10,763,076
Staff costs	857,013,046	1,162,623,484
Depreciation	955,467	4,143,801
Outside services (*)	690,800,370	2,228,583,209
Others	567,914,827	413,790,540
Total	2,135,699,646	3,819,904,110

	Quarter 2 year 2026	Quarter 2 year 2025
(*) In which, land rental expense	330,929,456	1,829,870,259

26) Other income

	Quarter 2 year 2026	Quarter 2 year 2025
Other income	2,670,000	

27) Production and business costs by elements

Item	Quarter 2 year 2026	Quarter 2 year 2025
Raw material costs included in production costs	15,623,091,231	14,857,604,309
Labour costs and staff costs	3,588,137,912	4,747,626,163
Depreciation	4,208,275,287	3,620,295,908
Outside services	1,539,101,255	3,191,005,025
Other expenses	1,787,889,384	1,391,266,722
Total	26,746,495,069	27,807,798,127

28) Current corporate income tax

	Quarter 2 year 2026	Quarter 2 year 2025
Accounting profit before tax	5,104,894,196	1,006,950,626
Non-deductible expenses	490,873,247	226,000,000
Adjustments to increase	43,654,059	212,818,440
Adjustments decrease	(789,537,560)	(1,455,573,564)
Taxable profits	4,849,883,942	(9,804,498)
Cumulative taxable profit for the year	2,591,744,769	(614,745,415)
Corporate income tax rate	20%	20%
Current corporate income tax	518,348,954	

29) Deferred corporate income tax expense

Deferred corporate income tax expense arising from taxable temporary differences

**Quarter 2
year 2026**

149,176,700

**Quarter 2
year 2025**

248,551,025

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

Proceeds received from borrowings under standard loan agreements

Accumulated in 2026

24,111,628,304

Accumulated in 2025

82,834,822,837

b) Loan principal repayments made during the period:

Proceeds received from principal repayments under standard loan agreements

Accumulated in 2026

37,881,847,159

Accumulated in 2025

79,034,221,246

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 significant transactions with related parties during the period:

Related parties	Transaction	Transaction value
Saigon Beer - Alcohol - Beverage Corporation	Purchases	9,816,420,782
Sai Gon Beer Trading Company Limited	Purchases	169,735,164
Bac Lieu Tourist Joint Stock Company	Purchases	37,506,833

As of the date of the financial statements, outstanding payables to related parties were as follows:

Related parties	Transaction	Transaction value
Sai Gon Beer Trading Company Limited	Prepayments to suppliers	82,380,466

PREPARED BY

(Signed, full name)



Tran Thi Thao

CHIEF ACCOUNTANT

(Signed, full name)



Tran Thi Chat

Approved, 15 July 2026

LEGAL REPRESENTATIVE

(Signed, full name, stamped)



Trinh Cong Vinh