



CHUONG DUONG BEVERAGES JOINT STOCK COMPANY

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

Phone: 1900 099 958 - (028) 38 367 518

Website: www.cdbeco.com.vn

Email: info@cdbeco.com.vn

No: 140 /TB-CD

Ho Chi Minh City, date Aug 29th, 2026

NOTICE

Re: Solicitation of Shareholders' Opinions in Writing

Pursuant to Notice No. VNMEETVSDS020667/VSDSCDXX dated Aug 27th, 2026 issued by Vietnam Securities Depository and Clearing Corporation – Ho Chi Minh City Branch; Pursuant to Resolution No. 09/2026/NQ-BOD dated July 22, 2026, of the Board of Directors of Chuong Duong Beverages Joint Stock Company.

Chuong Duong Beverages Joint Stock Company hereby announces the solicitation of shareholders' opinions in writing as follows:

1. Time of Implementation

Period: September 2026

2. Matters for Shareholders' Opinion: The specific contents will be announced and published in accordance with regulations on the Company's website at www.cdbeco.com.vn and sent to shareholders via the email addresses listed in the shareholder register provided by Vietnam Securities Depository and Clearing Corporation – Ho Chi Minh City Branch.

3. Participants: All shareholders of Chuong Duong Beverages Joint Stock Company as recorded in the shareholder list as of *Aug 27th, 2026*.

4. Time limit to return the shareholder opinion form: Shareholders please send the Opinion Form via email or send it to the Office of Chuong Duong Beverage Joint Stock Company at the address below **before 3:00 p.m. on Sep 21st, 2026**.

5. Authorization for Voting: If shareholders authorize another person to participate in voting, please send the Authorization Letter attached with the Shareholder Opinion Request Form to the Office of Chuong Duong Beverages Joint Stock Company at the address below **before 3:00 p.m. on Sep 21st, 2026**.

Note: The authorization letter must be original, signed and sealed (if it is an organization).

6. Address for Submission and Contact Information

Chuong Duong Beverages Joint Stock Company

Mr. Nguyen Phuoc Thoai

Email: thoainp@chuongduong.sabeco.com.vn

Tel.: 0908 144 176

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

Phone: 1900 099 958 (028) 38 367 518

Respectfully yours, 



DIRECTOR

Nguyen Thuy Phuong



CHUONG DUONG BEVERAGES JOINT STOCK COMPANY
606 Vo Van Kiet, Cau Ong Lanh Ward, Ho Chi Minh City
Tel: (028) 38367 518 Fax: (028) 38367 176
Website: www.cdbeco.com.vn Email: info@cdbeco.com.vn

No.: 04 /2026/TTr-HĐQT

HCM CITY, Date: Sep 10th, 2026

PROPOSAL

Re: Approval of extension of payment of internal loans from SABECO to CDBECO

To: SHAREHOLDERS OF CHUONG DUONG BEVERAGES JSC

The Board of Directors of Chuong Duong Beverages Joint Stock Company (CDBECO) respectfully presents to the General Meeting of Shareholders for consideration and approve the extension of the repayment period for internal loans provided by SABECO to CDBECO, specifically as follows:

I. Overview

- Pursuant to Resolution No. 01/NQ-ĐHĐCĐ dated January 4, 2023, of the General Meeting of Shareholders of CDBECO approving a short-term loan of VND 138 billion from SABECO
- Pursuant to Resolution No. 14/NQ-HĐQT dated July 24, 2023, approved by the Board of Directors of CDBECO regarding the extension of the repayment period of the VND 138 billion loan from SABECO for an additional one year
- Pursuant to Resolution No. 22A/2023/NQ-ĐHĐCĐ dated October 18, 2023, of the General Meeting of Shareholders approving a new internal loan from SABECO to CDBECO in the amount of VND 288 billion dong
- Pursuant to Resolution No. 11A/2024/NQ-ĐHĐCĐ dated September 17, 2024, of the General Meeting of Shareholders regarding the extension of the repayment period of the VND 138 billion loan for an additional 12 months and interest payable to SABECO
- Pursuant to Resolution No. 11B/2024/NQ-ĐHĐCĐ dated September 17, 2024, of the General Meeting of Shareholders regarding the extension of the repayment period of the VND 288 billion loan for an additional 12 months and interest payable to SABECO
- Pursuant to Resolution No. 02/2025/NQ-ĐHĐQT dated September 17, 2025, of the General Meeting of Shareholders regarding the extension of the repayment period of the VND 138 billion loan for an additional 12 months and interest payable to SABECO
- Pursuant to Resolution No. 03/2025/NQ-ĐHĐQT dated September 17, 2025, of the General Meeting of Shareholders regarding the extension of the repayment period of the VND 288 billion loan for an additional 12 months and interest payable to SABECO.

II. Current Situation

1. Business performance update since the 2025 loan extension:

Performance Results for the 1st half of 2026:

Unit: VND

Items	6 months		(±) Increase/ Decrease	Percent (%)
	Year 2026	Year 2025		
A	1	2	3 = (1-2)	4 = (3/2)
1. Revenue from sales of goods and provision of services	111,740,000,864	79,635,446,015	32,104,554,849	40.31%
2. Revenue deductions	4,649,878,731	3,118,006,277	1,531,872,454	49.13%
+ Chiết khấu thương mại	4,649,878,731	3,111,666,957	1,538,211,774	49.43%
+ Hàng bán bị trả lại	-	6,339,320	(6,339,320)	-100.00%
3. Net revenue	107,090,122,133	76,517,439,738	30,572,682,395	39.96%
4. Cost of goods sold and services provided	65,443,272,423	57,605,813,160	7,837,459,263	13.61%
5. Gross profit	41,646,849,710	18,911,626,578	22,735,223,132	120.22%
7. Financial Income	1,632,232,802	1,096,989,977	535,242,825	48.79%
8. Financial expense	24,160,967,517	21,000,265,660	3,160,701,857	15.05%
- In which: Interest expense	24,159,069,920	20,974,629,370	3,184,440,550	15.18%
9. Selling expenses	24,474,010,353	32,119,932,866	(7,645,922,513)	-23.80%
10. General and administration expenses	10,066,521,859	9,052,855,206	1,013,666,653	11.20%
11. Net operating profit	(15,422,417,217)	(42,164,437,177)	26,742,019,960	63.42%
12. Other Income	359,528,769	88,906,768	270,622,001	304.39%
13. Other expenses	2,327,503,879	5,073,732,371	(2,746,228,492)	-54.13%
14. Results of other activities	(1,967,975,110)	(4,984,825,603)	3,016,850,493	60.52%
15. Accounting profit before tax	(17,390,392,327)	(47,149,262,780)	29,758,870,453	63.12%
17. Income tax expense (benefit)- deferred	(291,844,548)	(254,281,910)	(37,562,638)	-14.77%
18. Net Profit after tax	(17,098,547,779)	(46,894,980,870)	29,796,433,091	63.54%

Table: Statement of income for the six-month period ended 30 June 2026.

Performance overview:

During the first six months of 2026, sales volume achieving 94% of plan and 15% higher than the same period last year. Business performance improved significantly due to warehouse leasing activities, with occupancy ratio reaching 100% from the beginning of the year and lower land rental cost compared with the previous year. Warehouse leasing contributed a significant profit of VND 17.9 billion, up 850% compared to last year.

The beverage business experienced improved sales volume. However, shortages of personnel and operating budget affected market expansion and distribution coverage.

CDBECO continues implementing its restructuring objectives to create opportunities for recovery and improve business efficiency.

2. Cashflow limitations

Based on the above performance and the continued inefficiency of the beverage business, CDBECO required an additional VND 90 billion loan. This loan has been approved by SABECO Board of Directors and CDBECO's General Meeting of Shareholders. Therefore, extending the two existing loans by another 12 months is necessary while CDBECO continues implementing its restructuring project.

Therefore, the Chairman of the Board of Directors of CDBECO would like to submit to the General Meeting of Shareholders for consideration and approve the extension of the repayment period for internal loans provided by SABECO to CDBECO. Detail of additional internal loan will be mentioned below:

III. Proposal for Shareholders' Approval

Article 1: Approve the extension of the principal loan amount of VND 138 billion along with the related capitalized interest, with details as follows:

Unit: VND

Initial loan principal	138,000,000,000
Interest until 2/12/2023 (capitalized)	11,475,682,192
Interest until 2/12/2024 (capitalized)	7,494,260,231
Interest until 2/12/2025 (capitalized)	8,790,316,776
Interest until 2/12/2026	11,603,218,144
Total debt including principal interest until 2/12/2026	<u>177,363,477,343</u>

The General Meeting of Shareholders approves for CDBECO:

- ✓ Extension for up to 12 months on the loan balance of VND 177,363,477,343.
- ✓ Principal repayment to be made in a single lump sum at the end of the term, or may be repaid early without any prepayment penalty.
- ✓ Interest to be paid at the end of the term or on the same date as any early principal repayment (if applicable). Interest will be calculated based on the actual amount disbursed and a 365-day year.
- ✓ The 1-year extended loan interest rate (from 02/12/2026 to 02/12/2027) is applied to the above-mentioned loan balance of CDBECO and confirmed in an Appendix signed between two parties. This interest rate will be based on reference rates from 1-year loan and deposit rates at licensed commercial banks. The internal loan interest rate must be mutually agreed upon by both parties and shall not be lower than the lowest 1-year loan rate or the highest 1-year deposit rate quoted by the banks around the time of loan extension.
- ✓ Source of repayment: CDBECO is expected to repay its borrowings through proceeds generated from its restructuring initiatives, including revenue from land development projects and stable cash flows from operations, particularly from MP3.

Article 2: Approve the extension of the principal loan amount of VND 288 billion along with the related capitalized interest, with details as follows:

Unit: VND

<i>Original loan principal</i>	<i>288,000,000,000</i>
<i>Interest until 26/10/2024 (capitalized)</i>	<i>16,749,764,384</i>
<i>Interest until 26/10/2025 (capitalized)</i>	<i>16,761,237,041</i>
<i>Interest until 26/10/2026</i>	<i>20,255,193,090</i>
<i>Total interest on loan principal until 26/10/2026</i>	<i>341,766,194,515</i>

The General Meeting of Shareholders approves for CDBECO:

- ✓ *Extension for up to 12 months on the loan balance of VND 341,766,194,515.*
- ✓ *Principal to be repaid in one lump sum at the end of the term, or early repayment is allowed (if applicable) without any prepayment penalty.*
- ✓ *Interest to be paid at the end of the term or on the date of early repayment (if applicable). Interest is calculated based on the actual number of borrowing days, using a 365-day year.*
- ✓ *The interest rate for the 1-year extension period (from 26/10/2026 to 26/10/2027) will be applied to the above loan balance and confirmed in an Appendix signed by both parties. This rate will be based on 1-year loan and deposit interest rates offered by licensed commercial banks. The internal loan interest rate will be mutually agreed upon by both parties and must not be lower than the lowest 1-year loan rate or the highest 1-year deposit rate quoted by the banks near the date of loan extension.*
- ✓ *Source of repayment: CDBECO is expected to repay its borrowings through proceeds generated from its restructuring initiatives, including revenue from land development projects and stable cash flows from operations, particularly from MP3.*

Notes: Interest Rate Reference:

- + *The current 12-month term deposit interest rate is: 8.5%/year.*
- + *The current 12-month loan interest rate is: 9.5%/year.*

Respectfully yours./

Recipients

- *As above,*
- *Save: BOD Secretary*

**ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN**



Tan Teck Chuan Lester



CHUONG DUONG BEVERAGES JOINT STOCK COMPANY
606 Vo Van Kiet, Cau Ong Lanh Ward, Ho Chi Minh City
Tel: (028) 38367 518 Fax: (028) 38367 176
Website: www.cdbeco.com.vn Email: info@cdbeco.com.vn

No.: 05 /PYK-HDQT

HCM CITY, Date: Sep 10th, 2026

WRITTEN OPINION FORM

Re: Approval of extension of payment of internal loans from Saigon Beer – Alcohol – Beverage Corporation (SABECO) to CDBECO

Respectfully to Shareholder: ...

Địa chỉ / Address:

Shareholder code:

Tel:

Nationality:

Number of shares owns:

Number of voting rights:

(Shareholders themselves record in the above data)

I. Enterprise information

Company name: **CHUONG DUONG BEVERAGES JOINT STOCK COMPANY**

Transaction name: **CDBECO**

Address of head office: 606 Vo Van Kiet, Cau Ong Lanh Ward, Ho Chi Minh City

Business Registration Certificate No. 0300584564, initially issued by the Department of Planning & Investment of Ho Chi Minh City on 2nd Jun 2004 with 17th modification on 30 Jan, 2026.

II. Purpose of collecting opinions of shareholders

- Pursuant to Resolution No. 10/2026/NQ-HDQT dated Aug 26th, 2026, of the Board of Directors of CDBECO.
- Pursuant to Proposal No. 04 /2026/NQ-HDQT dated Sep. 10th, 2026, of the Board of Directors of CDBECO Re: Approval of extension of payment of internal loans from SABECO to CDBECO

On behalf of the Board of Directors, the Chairman of the Board of Directors of Chuong Duong Beverages Joint Stock Company organizes the collection of shareholders' opinions in writing and presents to the shareholders for approval on the following matter:

- (1) To extend the loan principal of VND 138,000,000,000 (One hundred and thirty-eight billion dong) and the interest accrued in 2023, 2024, 2025, and 2026 with a total outstanding debt of VND 177,363,477,343 for an additional period of up to 12 months, from the due date of December 02, 2026 to December 02, 2027.
- (2) To extend the loan principal of VND 288,000,000,000 (Two hundred and eighty-eight billion dong) and the interest accrued in 2024, 2025, and 2026 with a total outstanding debt of VND

341,766,194,515 for an additional period of up to 12 months, from the due date of October 26, 2026 to October 26, 2027.

The content of the opinion form will be posted according to regulations on the Company's website at www.cdbeco.com.vn and sent to the mail address of the Shareholders.

III. The matters to be approved

Present to the General Meeting of Shareholders for approval:

Article 1: Approve the extension of the principal loan amount of VND 138 billion along with the related capitalized interest, with details as follows:

Items	Details
Lender	Saigon Beer – Alcohol – Beverage Corporation (Sabeco).
The original interco loan	Original Loan amount: VND 138,000,000,000 Total debt including interest as of 2/12/2026: VND 177,363,477,343
Approval	- Extension for up to 12 months on the loan balance of VND 177,363,477,343. - Principal repayment to be made in a single lump sum at the end of the term, or may be repaid early without any prepayment penalty. - Interest to be paid at the end of the term or on the same date as any early principal repayment (if applicable). Interest will be calculated based on the actual amount disbursed and a 365-day year. - The 1-year extended loan interest rate (from 02/12/2026 to 02/12/2027) is applied to the above-mentioned loan balance of CDBECO and confirmed in an Appendix signed between two parties. This interest rate will be based on reference rates from 1-year loan and deposit rates at licensed commercial banks. The internal loan interest rate must be mutually agreed upon by both parties and shall not be lower than the lowest 1-year loan rate or the highest 1-year deposit rate quoted by the banks around the time of loan extension. - Source of repayment: CDBECO is expected to repay its borrowings through proceeds generated from its restructuring initiatives, including revenue from land development projects and stable cash flows from operations, particularly from MP3.

Article 2: Approve the extension of the principal loan amount of VND 288 billion along with the related capitalized interest, with details as follows:

Items	Details
Lender	Saigon Beer – Alcohol – Beverage Corporation (Sabeco).
The original interco loan	Original Loan amount: VND 288,000,000,000. Total debt including interest as of 26/10/2026: VND 341,766,194,515
Approval	- Extension for up to 12 months on the loan balance of VND 341,766,194,515. - Principal to be repaid in one lump sum at the end of the term, or early repayment is allowed (if applicable) without any prepayment penalty.

	- Interest to be paid at the end of the term or on the date of early repayment (if applicable). Interest is calculated based on the actual number of borrowing days, using a 365-day year. - The interest rate for the 1-year extension period (from 26/10/2026 to 26/10/2027) will be applied to the above loan balance and confirmed in an Appendix signed by both parties. This rate will be based on 1-year loan and deposit interest rates offered by licensed commercial banks. The internal loan interest rate will be mutually agreed upon by both parties and must not be lower than the lowest 1-year loan rate or the highest 1-year deposit rate quoted by the banks near the date of loan extension. - Source of repayment: CDBECO is expected to repay its borrowings through proceeds generated from its restructuring initiatives, including revenue from land development projects and stable cash flows from operations, particularly from MP3.
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Article 3: Authorization:

Authorizing the Director, or Chairman of the Board of Directors or the Legal Representative of CDBECO to act on behalf of CDBECO in:

Signing other necessary appendices /documents for loan extension between SABECO and CDBECO.

Allow the Director and/or the Legal Representative of CDBECO to re-authorize individuals to perform some or all of the above tasks if deemed necessary.

Approve for the Chairman of the Board of Directors of CDBECO to exercise the above rights on behalf of the Director and/or the Legal Representative of CDBECO without any additional authorization from the Director and/or the Legal Representative of CDBECO, to ensure that the above transactions are not interrupted.

The wording "Director and/or Legal Representative and/or Chairman of the Board of Directors" above means including the successor of the Director and/or Legal Representative and/or the Chairman of the Board of Directors is duly elected or appointed in accordance with the regulations of CDBECOs from time to time.

- The Board of Directors of CDBECO authorizes the Board of Management to implement the next steps and carry out the necessary work and control this facility.

IV. Voting:

Content 1. Approve the extension of the principal loan amount of VND 138 billion along with the related capitalized interest.

With the favor

☐

with an objection

☐

with an abstain

☐

Content 2. Approve the extension of the principal loan amount of VND 288 billion along with the related capitalized interest.

With the favor

☐

with an objection

☐

With an abstain

☐

Please note the following voting method

Tick (x) in 1 of 03 boxes: with the favor, or with an objection, or with an abstain

Voting cards are invalid in the following cases:

Check 2 or more boxes.

There is no shareholder signature / shareholder's legal representative.

The envelope was opened before counting the votes.

The slip is corrected, erased, marked, and added symbols.

When all 3 boxes (with the favor, or with an objection, or with an abstain) are not checked but the shareholder / shareholder's representative still signs and clearly states their name, it is considered as an abstain.

In case shareholders authorize another person to exercise voting rights, the authorized person must enclose a written authorization. The opinion form that is not enclosed with the authorization document is considered invalid.

V. Deadline for sending the written ballot

Shareholders send the answered opinion form in a sealed envelope by post by fax, email or by other means to the Company before 3:00 p.m. Sep 21st, 2026 at the following address:

CHUONG DUONG BEVERAGES JOINT STOCK COMPANY

Mr. Nguyen Phuoc Thoai

Email: thoainp@chuongduong.sabeco.com.vn

Tel.: 0908 144 176

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

Phone: 1900 099 958 - (028) 38 367 518

Shareholders, please send the ballot in accordance with the above regulations.

 Chairman of the board  10/9 Tan Teck Chuan Lester	<i>Confirmation of shareholder / specify full name if individual. Legal representative, stamped if the shareholder is an organization</i>
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Ho Chi Minh City, Sep 21st, 2026

Draft

VOTING MINUTES
Extraordinary shareholders
According to the form of consulting shareholders in writing

Today, at 17:00 on Sep 21st, 2026

At the Secretary of the Board of Directors Department of Chuong Duong Beverage Joint Stock Company. The vote counting committee include:

	<i>Full name</i>	<i>Responsibility</i>	<i>Sign</i>
1		<i>Leader</i>	
2		<i>Member</i>	
3		<i>Member</i>	
	<i>Supervision of the vote counting:</i>		
	Mr. Nguyễn Phước Thoại	<i>Head of Supervisory of Boards</i>	

(According to Decision /QD-CD dated , 2026 establish the vote counting committee to Carry out the voting vote of shareholders in writing for the contents submitted by the Board of Directors for shareholders)

Let's check the voting results of the shareholders with the content of the shareholder's opinion form in writing No. 05 /PYK-HĐQT dated Sep....., 2026 of the Chairman of the Board of Directors and record the following results:

The voting form for shareholders has been sent via email to the list of shareholders provided by the Vietnam Securities Depository (VSD), based on the shareholder record as of Aug 27th, 2026. The Vote Counting Committee has summarized the results of the voting forms submitted by shareholders. All votes received via email up to 15:00 on Sep 21st, 2026 have been included in the count.

According to Points b, Clause 3 and Clause 4, Article 167 of the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020, this is a transaction with the relevant person, so shareholders: Saigon Beer - Alcohol - Beverage Joint Stock Corporation (SABECO) (with shares: 5,261,500 shares) are people with benefits in this transaction and have no voting rights; and exclude 22,360 shares. Based on the list of shareholders representing 3,216,140 shares with voting rights:

<i>Category</i>	<i>Votes</i>	<i>Number of corresponding shares</i>	<i>Number of voting rights</i>	<i>The ratio of votes to be collected compared to the number of votes</i>
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<i>The total number of votes issued</i>				
<i>Total votes collected</i>				
<i>Valid votes</i>				
<i>Invalid votes</i>				

VOTING RESULTS

Content 1: *Approve the extension of the principal loan amount of VND 138 billion along with the related capitalized interest.*

<i>Voting</i>	<i>Vote</i>	<i>Number of corresponding shares</i>	<i>Number of voting rights</i>	<i>The rate compared to the number of votes collected</i>
<i>Total right of voted shares</i>				
<i>Approve</i>				
<i>Disapprove</i>				
<i>Abstain</i>				

Content 2: *Approve the extension of the principal loan amount of VND 288 billion along with the related capitalized interest.*

<i>Voting</i>	<i>Vote</i>	<i>Number of corresponding shares</i>	<i>Number of voting rights</i>	<i>The rate compared to the number of votes collected</i>
<i>Total right of voted shares</i>				
<i>Approve</i>				
<i>Disapprove</i>				
<i>Abstain</i>				

The voting check is completed at 17:00 on the same day, the meeting minutes are on the spot and are reunited and signed by all members.

The vote counting committee hand over the voting record and the entire voting results to the Secretary of Board of Directors.

On behalf of The vote counting committee

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TP. Hồ Chí Minh, ngày 21 tháng 09 năm 2026
Ho Chi Minh City, Sep 21st, 2026

PHỤ LỤC DANH SÁCH CỔ ĐÔNG THAM GIA BIỂU QUYẾT
LIST OF SHAREHOLDERS

Tổng số cổ phần có quyền biểu quyết:
Total of right of voted shares:

STT/No	Họ và tên Names of Shareholders	Số cổ phần sở hữu Share vol of holders	Số cổ phần biểu quyết The right of voted shares	Tỷ lệ biểu quyết theo nội dung The ratios(%) voted based on proposal
Tổng cộng/ Total				

Ban kiểm phiếu
The vote counting committee

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**CÔNG TY CỔ PHẦN NƯỚC GIẢI KHÁT
CHƯƠNG DƯƠNG**
CHUONG DUONG BEVERAGES JOINT
STOCK COMPANY

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập – Tự do – Hạnh phúc
SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Số (No.):/2026/ NQ-DHĐCĐ

TP. Hồ Chí Minh, ngày tháng năm 2026
Ho Chi Minh City, , 2026

NGHỊ QUYẾT ĐẠI HỘI ĐỒNG CỔ ĐÔNG
CÔNG TY CỔ PHẦN NƯỚC GIẢI KHÁT CHƯƠNG DƯƠNG
V/v: Phê duyệt gia hạn trả nợ vay 138 tỷ đồng và lãi vay tồn đọng
với Tổng Công Ty Cổ Phần Bia – Rượu – Nước Giải Khát Sài Gòn (SABECO)

RESOLUTION GENERAL MEETING OF SHAREHOLDERS
CHUONG DUONG BEVERAGES JOINT STOCK COMPANY
Re: Approval for the extension of repayment of the VND 138 billion loan and the outstanding
interest with Saigon Beer - Alcohol - Beverage Corporation (SABECO)

Căn cứ Luật doanh nghiệp Nước Cộng hoà Xã hội chủ nghĩa Việt Nam số 59/2020/QH14 đã được Quốc hội khoá XIV, kỳ họp thứ 9 thông qua ngày 17/6/2020, có hiệu lực ngày 01/01/2021;

Pursuant to the Law on Enterprises of the Socialist Republic of Vietnam No. 59/2020/QH14 passed by the 14th National Assembly, during the 9th session on June 17, 2020, effective January 1, 2021;

Căn cứ Điều lệ tổ chức và Hoạt động của Công ty Cổ phần Nước giải khát Chương Dương được Đại hội đồng cổ đông thông qua ngày 25 tháng 4 năm 2022;

Pursuant to the Chapter of organization and Operation of Chuong Duong Beverages JSC approved by General Meeting of Shareholders on April 25, 2022;

Căn cứ Biên bản kiểm phiếu do Ban kiểm phiếu lập ngày 21/9/2026

Pursuant to the Minutes of the vote counting prepared by the Vote Counting Committee on September 16, 2026

QUYẾT NGHỊ
RESOLVES

Đại hội đồng cổ đông Công ty cổ phần Nước giải khát Chương Dương (CDBECO) phê duyệt:

The General Meeting of Shareholders of Chuong Duong Beverage Joint Stock Company (CDBECO) approved:

Điều 1: Phê duyệt gia hạn khoản nợ vay gốc 138 tỷ cùng với lãi nhập gốc liên quan, chi tiết như sau:

Mục	Chi tiết
Bên cho vay	Tổng Công Ty Cổ Phần Bia – Rượu – Nước Giải Khát Sài Gòn (Sabeco).
Nợ vay ban đầu	Gốc vay ban đầu: 138.000.000.000 đồng. Tổng nợ bao gồm lãi nhập gốc đến ngày 2/12/2026: 177,363,477,343 đồng.
Nội dung phê duyệt	- Gia hạn thêm tối đa 12 tháng trên số dư nợ vay 177,363,477,343 VND. - Trả gốc vay 1 lần vào cuối kỳ hay được phép trả trước hạn (nếu có) và không bị phạt trả trước hạn. - Trả lãi vay cuối kỳ hay trả lãi vay tương ứng gốc vay vào ngày trả nợ trước hạn (nếu có). Lãi vay tính trên số ngày vay thực tế và một năm có 365 ngày. - Lãi suất vay gia hạn 1 năm (từ 02/12/2026 đến 02/12/2027) áp dụng trên số dư nợ vay nêu trên của CDBECO và được xác nhận trên Phụ lục ký kết giữa hai bên. Lãi suất vay này tham khảo từ lãi suất vay và lãi gửi kỳ hạn 1 năm tại các Ngân hàng được phép giao dịch. Lãi suất vay nội bộ là lãi suất thỏa thuận giữa 2 Bên sao cho không thấp hơn lãi vay thấp nhất cũng như không thấp hơn lãi gửi cao nhất kỳ hạn 1 năm tham khảo từ bảng chào của các Ngân hàng vào gần ngày gia hạn khoản vay. - Nguồn trả nợ: Nguồn trả nợ vay của CDBECO dự kiến sẽ được hình thành thông qua các kết quả tái cơ cấu, bao gồm doanh thu từ dự án phát triển đất và dòng tiền hoạt động kinh doanh ổn định, nhất là dòng tiền từ dự án MP3.

Article 1: Approve the extension of the principal loan amount of VND 138 billion along with the related capitalized interest, with details as follows:

Items	Details
Lender	<i>Saigon Beer – Alcohol – Beverage Corporation (Sabeco).</i>
The original interco loan	<i>Original Loan amount: VND 138,000,000,000. Total debt including interest as of 2/12/2026: VND 177,363,477,343</i>
Approval	- <i>Extension for up to 12 months on the loan balance of VND 177,363,477,343.</i> - <i>Principal repayment to be made in a single lump sum at the end of the term, or may be repaid early without any prepayment penalty.</i> - <i>Interest to be paid at the end of the term or on the same date as any early principal repayment (if applicable). Interest will be calculated based on the actual amount disbursed and a 365-day year.</i> - <i>The 1-year extended loan interest rate (from 02/12/2026 to 02/12/2027) is applied to the above-mentioned loan balance of CDBECO and confirmed in an Appendix signed between two parties. This interest rate will be based on reference rates from 1-year loan and deposit rates at licensed commercial banks. The internal loan interest rate must be</i>

	<i>mutually agreed upon by both parties and shall not be lower than the lowest 1-year loan rate or the highest 1-year deposit rate quoted by the banks around the time of loan extension.</i> - <i>Source of repayment: CDBECO is expected to repay its borrowings through proceeds generated from its restructuring initiatives, including revenue from land development projects and stable cash flows from operations, particularly from MP3.</i>
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Điều 2/ Article 2: Ủy quyền cho Giám Đốc, hoặc Chủ tịch Hội Đồng Quản Trị hoặc Người Đại Diện theo Pháp Luật của CDBECO thay mặt cho CDBECO trong việc ký kết các phụ lục / hồ sơ cần thiết khác cho việc gia hạn vay giữa SABECO và CDBECO

Authorizing the Director, or Chairman of the Board of Directors or the Legal Representative of CDBECO to act on behalf of CDBECO insining other necessary appendices /documents for loan extension between SABECO and CDBECO.

Điều 3: Ủy quyền/ Article 3: Authorization:

3.1. Giám đốc và/hoặc Chủ tịch Hội đồng Quản trị, với tư cách là Người đại diện theo pháp luật của CDBECO, được quyền ủy quyền lại cho một hoặc nhiều cá nhân thực hiện một phần hoặc toàn bộ các công việc nêu trên trong phạm vi thẩm quyền của mình nếu xét thấy cần thiết.

The Director and/or the Chairman of the Board of Directors, in their respective capacity as Legal Representatives of CDBECO, may further authorize one or more individuals to perform part or all of the above-mentioned matters within their respective authority, as deemed necessary.

3.2. Phê duyệt và chấp thuận để mỗi Người đại diện theo pháp luật của CDBECO, bao gồm Giám đốc và Chủ tịch Hội đồng Quản trị, được độc lập thực hiện các quyền và công việc nêu trên trong phạm vi thẩm quyền của mình mà không cần có thêm bất kỳ sự ủy quyền hoặc chấp thuận nào từ Người đại diện theo pháp luật còn lại, nhằm đảm bảo việc thực hiện các giao dịch nêu trên được liên tục và không bị gián đoạn.

It is hereby approved and acknowledged that each Legal Representative of CDBECO, including the Director and the Chairman of the Board of Directors, may independently exercise the above-mentioned rights and perform the above-mentioned matters within his/her respective authority without any further authorization or approval from the other Legal Representative, in order to ensure the continuity of and avoid any interruption to the implementation of the above-mentioned transactions.

3.3. Các thuật ngữ “Giám đốc”, “Chủ tịch Hội đồng Quản trị” và “Người đại diện theo pháp luật” được sử dụng tại Điều này bao gồm cả người kế nhiệm tương ứng được bầu hoặc bổ nhiệm hợp lệ theo Điều lệ và quy định nội bộ của CDBECO tại từng thời điểm.

The terms “Director”, “Chairman of the Board of Directors” and “Legal Representative” used in this Article shall include their respective successors duly elected or appointed in accordance with the Charter and internal regulations of CDBECO from time to time.”

Điều 4/ Article 4:

Đại hội đồng cổ đông CDBECO giao cho Người đại diện theo pháp luật của Công ty tiến hành các thủ tục cần thiết liên quan đến việc vay, triển khai các bước tiếp theo và kiểm soát khoản vay này.

General Meeting of Shareholders of CDBECO assigns the Company's Legal Representative to carry out necessary procedures related to the loan, implement next steps and control this loan.

Điều 5/ Article 5:

Tất cả các Thành viên Hội đồng quản trị, Thành viên Ban Kiểm soát, Giám đốc Công ty và toàn thể cán bộ công nhân viên của Công ty có trách nhiệm thi hành Nghị quyết này.

All members of the Board of Directors, members of the Supervisory Board, the Company Director and all employees of the Company are responsible for implementing this Resolution.

Nơi nhận / Recipients:

- Cổ đông/ Shareholder
- HĐQT, BKS / The BOD, BOS
- GĐ, KTT / Director, Chief Accountant;
- Lưu/Save: TK HĐQT /BOD Secretary.

TM. HỘI ĐỒNG QUẢN TRỊ
ON BEHALF OF BOARD OF DIRECTORS
CHỦ TỊCH
CHAIRMAN

Tan Teck Chuan Lester

Số (No.):/2026/ NQ-DHĐCĐ

TP. Hồ Chí Minh, ngày tháng năm 2026
Ho Chi Minh City, , 2026

NGHỊ QUYẾT
ĐẠI HỘI ĐỒNG CỔ ĐÔNG
CÔNG TY CỔ PHẦN NƯỚC GIẢI KHÁT CHƯƠNG DƯƠNG
V/v: Phê duyệt gia hạn trả nợ vay 288 tỷ đồng và lãi vay tồn đọng
với Tổng Công Ty Cổ Phần Bia – Rượu – Nước Giải Khát Sài Gòn (SABECO)

RESOLUTION GENERAL MEETING OF SHAREHOLDERS
CHUONG DUONG BEVERAGES JOINT STOCK COMPANY
Re: Approval for the extension of repayment of the VND 288 billion loan and the outstanding interest with Saigon Beer - Alcohol - Beverage Corporation (SABECO)

Căn cứ Luật doanh nghiệp Nước Cộng hoà Xã hội chủ nghĩa Việt Nam số 59/2020/QH14 đã được Quốc hội khoá XIV, kỳ họp thứ 9 thông qua ngày 17/6/2020, có hiệu lực ngày 01/01/2021.

Pursuant to the Law on Enterprises of the Socialist Republic of Vietnam No. 59/2020/QH14 passed by the 14th National Assembly, during the 9th session on June 17, 2020, effective January 1, 2021.

Căn cứ Điều lệ tổ chức và Hoạt động của Công ty Cổ phần Nước giải khát Chương Dương được Đại hội đồng cổ đông thông qua ngày 25 tháng 4 năm 2022.

Pursuant to the Chapter of organization and Operation of Chuong Duong Beverages JSC approved by General Meeting of Shareholders on April 25, 2022;

Căn cứ Biên bản kiểm phiếu do Ban kiểm phiếu lập ngày 21/9/2026

Pursuant to the Minutes of the Vote counting prepared by the Vote Counting Committee on September 21st, 2026

QUYẾT NGHỊ
RESOLVES

Đại hội đồng cổ đông Công ty cổ phần Nước giải khát Chương Dương (CDBECO) phê duyệt:

The General Meeting of Shareholders of Chuong Duong Beverage Joint Stock Company (CDBECO) approved:

Điều 1: Phê duyệt gia hạn khoản nợ vay gốc 288 tỷ cùng với lãi nhập gốc liên quan, chi tiết như sau:

Mục	Chi tiết
Bên cho vay	Tổng Công Ty Cổ Phần Bia – Rượu – Nước Giải Khát Sài Gòn (Sabeco).
Nợ vay ban đầu	Gốc vay ban đầu: 288.000.000.000 đồng. Tổng nợ bao gồm lãi nhập gốc đến ngày 26/10/2026: 341,766,194,515 đồng.
Nội dung phê duyệt	- Gia hạn thêm tối đa 12 tháng trên số dư nợ vay 341,766,194,515VND. - Trả gốc vay 1 lần vào cuối kỳ hay được phép trả trước hạn (nếu có) và không bị phạt trả trước hạn. - Trả lãi vay cuối kỳ hay trả lãi vay tương ứng gốc vay vào ngày trả nợ trước hạn (nếu có). Lãi vay tính trên số ngày vay thực tế và một năm có 365 ngày. - Lãi suất vay gia hạn 1 năm (từ 26/10/2026 đến 26/10/2027) áp dụng trên số dư nợ vay nêu trên và được xác nhận trên Phụ lục ký kết giữa hai bên. Lãi suất vay này tham khảo từ lãi suất vay và lãi gửi kỳ hạn 1 năm tại các Ngân hàng được phép giao dịch. Lãi suất vay nội bộ là lãi suất thỏa thuận giữa 2 Bên sao cho không thấp hơn lãi vay thấp nhất cũng như không thấp hơn lãi gửi cao nhất kỳ hạn 1 năm tham khảo từ bảng chào của các Ngân hàng vào gần ngày gia hạn khoản vay. - Nguồn trả nợ: Nguồn trả nợ vay của CDBECO dự kiến sẽ được hình thành thông qua các kết quả tái cơ cấu, bao gồm doanh thu từ dự án phát triển đất và dòng tiền hoạt động kinh doanh ổn định, nhất là dòng tiền từ dự án MP3.

Article 1: Approve the extension of the principal loan amount of VND 288 billion along with the related capitalized interest, with details as follows:

Items	Details
Lender	Saigon Beer – Alcohol – Beverage Corporation (Sabeco).
The original interco loan	Original Loan amount: VND 288,000,000,000. Total debt including interest as of 26/10/2026: VND 341,766,194,515
Approval	- Extension for up to 12 months on the loan balance of VND 341,766,194,515. - Principal to be repaid in one lump sum at the end of the term, or early repayment is allowed (if applicable) without any prepayment penalty. - Interest to be paid at the end of the term or on the date of early repayment (if applicable). Interest is calculated based on the actual number of borrowing days, using a 365-day year. - The interest rate for the 1-year extension period (from 26/10/2026 to 26/10/2027) will be applied to the above loan balance and confirmed in an Appendix signed by both parties. This rate will be based on 1-year

	<i>loan and deposit interest rates offered by licensed commercial banks. The internal loan interest rate will be mutually agreed upon by both parties and must not be lower than the lowest 1-year loan rate or the highest 1-year deposit rate quoted by the banks near the date of loan extension.</i> - <i>Source of repayment: CDBECO is expected to repay its borrowings through proceeds generated from its restructuring initiatives, including revenue from land development projects and stable cash flows from operations, particularly from MP3.</i>
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Điều 2/ Article 2: Ủy quyền cho Giám Đốc, hoặc Chủ tịch Hội Đồng Quản Trị hoặc Người Đại Diện theo Pháp Luật của CDBECO thay mặt cho CDBECO trong việc ký kết các phụ lục / hồ sơ cần thiết khác cho việc gia hạn vay giữa SABECO và CDBECO

Authorizing the Director, or Chairman of the Board of Directors or the Legal Representative of CDBECO to act on behalf of CDBECO insining other necessary appendices /documents for loan extension between SABECO and CDBECO.

Điều 3: Ủy quyền/ Article 3: Authorization:

3.1. Giám đốc và/hoặc Chủ tịch Hội đồng Quản trị, với tư cách là Người đại diện theo pháp luật của CDBECO, được quyền ủy quyền lại cho một hoặc nhiều cá nhân thực hiện một phần hoặc toàn bộ các công việc nêu trên trong phạm vi thẩm quyền của mình nếu xét thấy cần thiết.

The Director and/or the Chairman of the Board of Directors, in their respective capacity as Legal Representatives of CDBECO, may further authorize one or more individuals to perform part or all of the above-mentioned matters within their respective authority, as deemed necessary.

3.2. Phê duyệt và chấp thuận để mỗi Người đại diện theo pháp luật của CDBECO, bao gồm Giám đốc và Chủ tịch Hội đồng Quản trị, được độc lập thực hiện các quyền và công việc nêu trên trong phạm vi thẩm quyền của mình mà không cần có thêm bất kỳ sự ủy quyền hoặc chấp thuận nào từ Người đại diện theo pháp luật còn lại, nhằm đảm bảo việc thực hiện các giao dịch nêu trên được liên tục và không bị gián đoạn.

It is hereby approved and acknowledged that each Legal Representative of CDBECO, including the Director and the Chairman of the Board of Directors, may independently exercise the above-mentioned rights and perform the above-mentioned matters within his/her respective authority without any further authorization or approval from the other Legal Representative, in order to ensure the continuity of and avoid any interruption to the implementation of the above-mentioned transactions.

3.3. Các thuật ngữ “Giám đốc”, “Chủ tịch Hội đồng Quản trị” và “Người đại diện theo pháp luật” được sử dụng tại Điều này bao gồm cả người kế nhiệm tương ứng được bầu hoặc bổ nhiệm hợp lệ theo Điều lệ và quy định nội bộ của CDBECO tại từng thời điểm.

The terms “Director”, “Chairman of the Board of Directors” and “Legal Representative” used in this Article shall include their respective successors duly elected or appointed in accordance with the Charter and internal regulations of CDBECO from time to time.”

Điều 4/ Article 4:

Đại hội đồng cổ đông CDBECO giao cho Người đại diện theo pháp luật của Công ty tiến hành các thủ tục cần thiết liên quan đến việc vay, triển khai các bước tiếp theo và kiểm soát khoản vay này.

General Meeting of Shareholders of CDBECO assigns the Company's Legal Representative to carry out necessary procedures related to the loan, implement next steps and control this loan.

Điều 5/ Article 5:

Tất cả các Thành viên Hội đồng quản trị, Thành viên Ban Kiểm soát, Giám đốc Công ty và toàn thể cán bộ công nhân viên của Công ty có trách nhiệm thi hành Nghị quyết này.

All members of the Board of Directors, members of the Supervisory Board, the Company Director and all employees of the Company are responsible for implementing this Resolution.

Nơi nhận / Recipients:

- Cổ đông/ Shareholder
- HĐQT, BKS / The BOD, BOS
- GĐ, KTT / Director, Chief Accountant;
- Lưu/Save: TK HĐQT /BOD Secretary.

TM. HỘI ĐỒNG QUẢN TRỊ
ON BEHALF OF BOARD OF DIRECTORS
CHỦ TỊCH
CHAIRMAN

Tan Teck Chuan Lester