

REGULAR DISCLOSURE OF FINANCIAL STATEMENTS

To: Hanoi Stock Exchange

Under the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding the disclosure of information on the securities market, Sai Gon – Phu Tho Beer Joint Stock Company has carried out the disclosure of the financial statements for the 3rd quarter 2026 (F/S) to the Hanoi Stock Exchange as follows:

1. Name of company: Sai Gon – Phu Tho Beer Joint Stock Company
 - Stock symbol: BSP
 - Address of headoffice: Trung Ha Industrial Park, Tam Nong Commune, Phu Tho Province
 - Telephone: 02103 650 688
 - Email: saigonphutho@gmail.com Website: www.saigonphutho.com.vn

2. Content of the disclosure information:

Financial statements of 3rd quarter 2026

☒ Separate financial statements (The reporting entity does not have subsidiaries, and the higher-level accounting entity has affiliated units);

☐ Consolidated Financial Statements (The reporting entity has subsidiaries);

☐ Combined financial statements (The reporting entity has affiliated accounting units with separate accounting systems).

- Cases that require an explanation of the cause:

+ The auditing organization gives an opinion that is not a full acceptance opinion on the financial statements (for the audited financial statements of 2025)

☐ Yes

☐ No

Explanation document in cases of ticked yes:

☐ Yes

☐ No

+ The Profit after tax in the reporting period shows a discrepancy of 5% or more before and after the audit, changing from a loss to a profit or vice versa (for the audited financial statements of 2025):

☐ Yes

☐ No

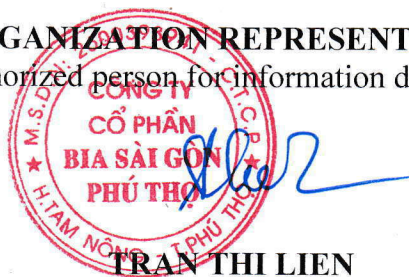
☐ Yes☐ No☒ Yes☐ No☒ Yes☐ No☐ Yes☒ No☐ Yes☒ No

We hereby affirm that the information published above is true and accurate, and we take full legal responsibility for the content of the disclosed information.

- Financial statements for the 3rd quarter 2026.
- Explanation of Changes of Profit in the Financial Statements for the 3rd quarter of 2026 Compared with the same period in 2025.

ORGANIZATION REPRESENTATIVE

Authorized person for information disclosure





SAI GON – PHU THO BEER JSC

FINANCIAL STATEMENTS

3rd QUARTER OF 2026

Phu Tho, October 2026



SAI GON - PHU THO BEER JOINT STOCK COMPANY

Address: Trung Ha industrial zone, Tam Nong ward, Phu Tho province

FINANCIAL STATEMENTS

For the accounting period ending 30/09/2026

CÔNG TY CỔ PHẦN BIA SÀI GÒN - PHÚ THỌ
 Digitally signed by CÔNG TY CỔ PHẦN BIA SÀI GÒN - PHÚ THỌ
 DN: C=VN, CN=CÔNG TY CỔ PHẦN BIA SÀI GÒN - PHÚ THỌ, ST=Phu Tho, UID=MST:2600393941
 Reason: I am the author of this document
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 Date: 2026.10.17 14:24:05+0700
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 Version: 2026.1.1

FINANCIAL STATEMENT REPORT

As at 30 September 2026

Unit: VNĐ

Items	Code	Note	30/09/2026	01/01/2026
A. CURRENT ASSETS	100		177,281,676,181	133,911,620,499
I. Cash and cash equivalents	110	V.1	67,677,612,315	38,497,410,487
1. Cash	111		2,177,612,315	2,497,410,487
2. Cash equivalents	112		65,500,000,000	36,000,000,000
II. Short-term investments	120		0	0
III. Short-term receivable	130		36,198,830,139	22,773,341,685
1. Short-term trade receivables	131	V.2	30,750,887,173	17,821,573,694
2. Short-term advances to suppliers	132	V.3	5,437,831,696	4,843,273,159
6. Other short-term receivables	135	V.4a	10,111,270	108,494,832
IV. Inventories	140		73,145,195,502	72,260,169,966
1. Inventories	141	V.5	73,145,195,502	72,260,169,966
2. Provision for inventory write-down (*)	149			0
VI. Other current assets	160		260,038,225	380,698,361
1. Short-term prepaid expenses	161	V.6a	260,038,225	380,698,361
3. Taxes and receivables from the state	163	V.10	0	0
B. NON-CURRENT ASSETS	200		182,767,225,948	187,251,409,430
I. Non-current accounts receivable	210		0	0
II. Fixed assets	220		162,967,025,291	142,474,051,067
1. Tangible fixed assets	221	V.7	162,967,025,291	142,474,051,067
- Historical host	222		650,361,443,312	614,389,193,060
- Accumulated depreciation	223		(487,394,418,021)	(471,915,141,993)
IV. Long term assets in progress	240		0	29,050,596,798
2. Construction in progress	242	V.8	0	29,050,596,798
V. Long-term investments	250		0	0
VII. Other long-term assets	270		19,800,200,657	15,726,761,565
1. Long-term prepaid expenses	271	V.6b	19,800,200,657	15,726,761,565
2. Deferred tax assets	272		0	0
TOTAL ASSETS (270 = 100 + 200)	280		360,048,902,129	321,163,029,929
C. LIABILITIES	300		169,677,789,576	136,065,877,964
I. Current liabilities	310		156,017,154,577	116,945,242,965
1. Short-term trade payables	311	V.9	21,958,715,022	7,126,305,507
2. Short-term advances from customers	312		1,298,999,727	70,666,140
3. Dividends and profits payable	313		2,441,139,000	1,997,432,000
4. Statutory obligations	314	V.10	62,035,850,765	33,021,446,587
5. Payables to employees	315	V.11	2,732,306,450	1,100,068,000
6. Accrued expenses	316	V.12	4,806,318,128	539,058,005
10. Other short-term payables	320	V.13	40,218,583,340	25,014,349,140
11. Short-term loan and finance lease	321	V.14a	19,780,000,000	47,180,000,000
13. Reward and welfare funds	323	V.15	745,242,145	895,917,586
II. Non-current liabilities	330		13,660,634,999	19,120,634,999
9. Long-term loans and finance lease	339	V.14b	13,660,634,999	19,120,634,999
D. OWNERS' EQUITY	400	V.16	190,371,112,553	185,097,151,965



SAI GON - PHU THO BEER JOINT STOCK COMPANY

Address: Trung Ha industrial zone, Tam Nong ward, Phu Tho province

FINANCIAL STATEMENTS

For the accounting period ending 30/09/2026

FINANCIAL STATEMENT REPORT

As at 30 September 2026

Unit: VNĐ

Iteams	Code	Note	30/09/2026	01/01/2026
1. Contributed owner's capital	411		125,000,000,000	125,000,000,000
- Ordinary shares	411a		125,000,000,000	125,000,000,000
8. Investment and development fund	418		23,517,055,477	23,517,055,477
10. Undistributed profit after tax	420		41,854,057,076	36,580,096,488
- Undistributed profit after tax accumulated to prior year-end	420a		21,956,019,068	27,876,225,479
- Undistributed profit after tax of this period	420b		19,898,038,008	8,703,871,009
TOTAL RESOURCES (440 = 300 + 400)	440		360,048,902,129	321,163,029,929

Phu Tho, 17 October 2026

Prepared by



Dao Thi Huyen

Chief Accountant



Tran Bich Thuy

Director


Bui Van Thieng

SAI GON - PHU THO BEER JOINT STOCK COMPANY

Address: Trung Ha industrial zone, Tam Nong ward, Phu Tho province

FINANCIAL STATEMENTS

For the accounting period ending 30/09/2026

INCOME STATEMENT

ITEMS	Code	Note	From 01/07/2026 to 30/09/2026	From 01/07/2025 to 30/09/2025	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
1. Revenue from sale of goods and rendering of services	1	VI.1	120,088,375,455	103,640,141,481	306,777,398,499	265,427,550,999
2. Deductions	2	VI.2	0	0	0	0
3. Net revenue from sale of goods and rendering of services (10= 01-02)	10		120,088,375,455	103,640,141,481	306,777,398,499	265,427,550,999
4. Costs of goods sold and services rendered	11	VI.3	101,315,169,955	88,740,274,680	265,859,343,789	241,192,020,267
5. Gross profit from sale of goods and rendering of services (20=10 - 11)	20		18,773,205,500	14,899,866,801	40,918,054,710	24,235,530,732
6. Financial income	21	VI.4	355,547,465	537,558,365	835,346,278	715,814,734
7. Financial expenses	22	VI.5	576,427,744	702,451,420	1,542,395,536	1,884,827,313
- In which: Interest expenses	23		576,427,744	702,451,420	1,542,395,536	1,884,827,313
9. Selling expenses	25	VI.6	1,924,807,622	786,383,244	3,181,306,453	1,631,487,616
10. General and administrative expenses	26	VI.7	4,361,833,817	4,496,055,652	11,632,256,021	12,384,577,187
11. Operating profit/(loss) {30 = 20 + (21-22)-(25+26)}	30		12,265,683,782	9,452,534,850	25,397,442,978	9,050,453,350
12. Other incomes	31		213,358,830	115,803,827	894,646,982	190,935,827
13. Other expenses	32		359,034,778	0	1,043,280,632	150,000,000
14. Other profit/(loss) (40 = 31 - 32)	40		(145,675,948)	115,803,827	(148,633,650)	40,935,827
15. Net profit before tax (50 = 30 + 40)	50		12,120,007,834	9,568,338,677	25,248,809,328	9,091,389,177
16. Current corporate income tax expense	51		2,655,256,464	1,818,277,836	5,350,771,320	1,818,277,836
18. Net profit/(loss) after tax (60=50 - 51 - 52)	60		9,464,751,370	7,750,060,841	19,898,038,008	7,273,111,341
21. Basis earnings per share (*)	70		757.18	620.00	1,591.84	581.85

Prepared by



Dao Thi Huyen

Chief Accountant



Tran Bich Thuy



Phu Tho, 17 October 2026

Director



SAI GON - PHU THO BEER JOINT STOCK COMPANY

Address: Trung Ha industrial zone, Tam Nong ward, Phu Tho province

FINANCIAL STATEMENTS

For the accounting period ending 30/09/2026

CASH FLOW STATEMENT**Indirect method**

For the accounting period ending 30/09/2026

Unit: VNĐ

ITEMS	Cod e	Note	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Net profit before tax	1		25,248,809,328	9,091,389,177
2. Adjustments for				
- Depreciation and amortisation	2		15,813,442,292	15,823,852,065
- Provisions	3		0	0
- Foreign exchange (gains)/losses arising from revaluation of monetary accounts	4		0	0
- (Profits)/losses from investing activities	5		(835,346,278)	(715,814,734)
- Interest expenses	6		1,542,395,536	1,884,827,313
- Other adjustments	7		0	0
3. Operating income before changes in working capital	8		41,769,300,878	26,084,253,821
- Decrease/(increase) in receivables	9		(15,108,016,360)	(505,070,689)
- Decrease/(increase) in inventories	10		(885,025,536)	4,679,205,970
- Increase in payables (not included interest expenses and income tax payables)	11		62,189,306,175	27,765,650,637
- Decrease/(Increase) in prepaid expenses	12		(3,952,778,956)	2,027,894,219
- Decrease/(Increase) in securities held for trading	13		0	0
- Interest paid	14		(1,642,194,791)	(1,956,845,395)
- Corporate income tax paid	15		(319,778,064)	(101,289,170)
- Other cash inflows from operating activities	16		0	0
- Other cash outflows from operating activities	17		(2,100,675,441)	(1,983,506,400)
Net cash flows from operating activities	20		79,950,137,905	56,010,292,993
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Purchase and construction of fixed assets and other long-term assets	21		(7,532,063,721)	(13,318,413,369)
2. Proceeds from the liquidation and sale of fixed assets and other long-term assets.	22		744,690,804	0
7. Interest and dividend received	27		933,729,840	194,737,464
Net cash flows from investing activities	30		(5,853,643,077)	(13,123,675,905)
III. CASH FLOWS FROM FINANCING ACTIVITIES				
3. Drawdown of borrowings	33		145,500,000,000	229,190,634,999
4. Repayment of borrowings	34		(178,360,000,000)	(265,730,000,000)
5. Payment of principal of finance lease liabilities	35		0	0

SAI GON - PHU THO BEER JOINT STOCK COMPANY

Address: Trung Ha industrial zone, Tam Nong ward, Phu Tho province

FINANCIAL STATEMENTS

For the accounting period ending 30/09/2026

CASH FLOW STATEMENT**Indirect method****For the accounting period ending 30/09/2026**

Unit: VND

ITEMS	Cod e	Note	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
6. Dividend paid to owner	36		(12,056,293,000)	(12,010,037,500)
Net cash flows from financing activities	40		(44,916,293,000)	(48,549,402,501)
Net cash flows within the period (50 = 20+30+40)	50		29,180,201,828	(5,662,785,413)
Cash and cash equivalents at the beginning of period	60		38,497,410,487	36,367,541,408
Impact of exchange rate fluctuation	61		0	0
Cash and cash equivalents at the end of period (70 = 50+60+61)	70		67,677,612,315	30,704,755,995

Prepared by



Dao Thi Huyen

Chief Accountant



Tran Bich Thuy

Phu Tho, 17 October 2026

Director



Bui Van Thieng

NOTE TO THE FINANCIAL STATEMENTS

Quarter III of 2026

I. OPERATION FEATURES

1. Ownership form

The Company's enterprise registration certificate has been amended several times, the most recent of which is by Enterprise Registration Certificate No. 2600393941 dated 25 April 2024. The initial enterprise registration certificate and its amendments were issued by the Department of Planning and Investment of Phu Tho province.

The Company's charter capital is VND 125,000,000,000 (One hundred and twenty five billion Vietnamese dongs only).

The head office of the Company is located Trung Ha industrial zone, Dan Quyen ward, Tam Nong district, Phu Tho province.

2. Principal activities

The principal activities of the Company are to produce and trade beer, alcohol, liquor and beverages products; to import – export beer, alcohol, beverages and materials for production of beer, alcohol, liquor and beverages; and to provide warehousing services.

3. Production cycle:

The Company's normal production and business activities are 12 months.

Production cycle of the Company do not exceed 12 months.

4. The operating characteristics of the business in the fiscal year affect the financial statements.

During the accounting period, the Company's operations did not have any significant characteristics affecting the financial statements. Company activities normally occur in all periods of the year.

II. FINANCIAL YEAR AND STANDARD CURRENCY USED IN ACCOUNTING

1. Financial year:

The financial year of the company starts on 01 January and ends on 31 December annually.

2. Standard currency unit:

The standard currency unit used is Vietnam Dong (VND).

III. ACCOUNTING STANDARDS AND ACCOUNTING SYSTEMS APPLIED

1. Accounting system applied

The Company applied Vietnam corporate accounting system as pursuant to Circular No. 99/2025/TT-BTC dated 27 October 2025, Vietnamese Accounting Standards issued by the Ministry of Finance.

2. Announcement of Compliance to Accounting Standards and Accounting Systems

The Company applied Vietnamese Accounting Standards and Standard Guiding documents issued by Government. The Financial Statements are prepared and presented pursuant to each criteria, circular guiding to perform standard and current Accounting Systems applied.

IV. ACCOUNTING POLICIES

1. Recognition of cash and cash equivalents.

Transactions incurred in foreign currencies shall be converted into VND at the actual transaction exchange rates. Balances of items in foreign currencies at the year-end date shall be converted at the buying exchange rates of the commercial banks where the Company opened the accounts at the end of the fiscal year.

Cash equivalents include short-term investment with an original maturity less than three months which are readily convertible into known amounts of cash without notice from date of purchasing investment at financial statement dated.

2. Receivables

Receivables represent the amounts recoverable from customers or other debtors and are stated at book value less provision for doubtful debts.

Provision for doubtful debts is made for receivables that are overdue for more than six months [or presented in accordance with the Company's accounting policy, for example, in accordance with the Group's provisioning policy.], or receivable debts which are difficult for the debtor to pay due to liquidation, bankruptcy or similar difficulties.

3. Recognition of inventories

Inventories are stated at the lower of cost and net realizable value. The cost of inventories includes direct material costs, direct labor costs, and general production costs, if any, to obtain inventory at the current location and current status. The original cost of inventories is determined on a weighted average basis. Net realizable value is the estimated selling price less estimated costs to complete and the costs incurred for marketing, sales and distribution.

Provision for devaluation of inventories of the Company is made in accordance with the current accounting regulations. As a result, the Company is allowed to make provision for obsolete, damaged or defective inventories, and in cases where the cost of inventories is higher than net realizable value at the end of accounting period.

4. Recognition and depreciation of fixed assets

Tangible fixed assets, intangible fixed assets are stated at the historical cost. During the using time, tangible fixed-assets, intangible fixed are recorded at cost, accumulated depreciation and net book value;

In the process of using the costs of upgrading, renovating and maintaining the maintenance costs, the costs of production or business will be added to their cost, depending on the effect that these expenses have on the fixed assets. To provide guidance on the current regime of management and use of fixed assets.

Depreciation is provided on a straight-line basis. Amounts to be depreciated at cost (or at cost less the cost of disposal). Depreciation is applied in accordance with Circular 45/2013 / TT-BTC dated 25 April 2013 of the Ministry of Finance guiding the regime of management, use and depreciation of fixed assets. Depreciation of fixed assets is estimated as follows:

Buildings & Architectures	6 - 40 years
Machinery and equipment	03 - 12 years
Transportation means	05 - 10 years
Management tools and equipment	03 - 10 years

5. Recognition of prepaid expenses

Prepaid expenses include actual expenses incurred but related to the results of production and business activities of various accounting periods. Prepaid expenses include prepaid land rent and other prepaid expenses.

Land rent performs the amount of land rent prepaid. Prepaid land rentals are allocated to the Income statement by straight-line method according to the term of the lease.

Other prepaid expenses include the value of tools, insurance costs, rotational packaging and other expenses are allocated to the Income statement by straight-line method with the period of time is not over 36 months.

6. Recognition of liabilities

Criteria for classification of payables:

- Trade payables include: The payables arising from transactions of nature of purchase and sale of goods, services and assets;

- Other payables: The remaining payables are not classified as trade payables, internal payables;

The payables shall be accounted in detail for each subject, each item must be paid, detailed pay period, and detailed in original currency.

Accounts payable with maturity of less than 12 months at the time of financial statements preparation are classified as short-term liabilities; Remaining liabilities that are not classified as short-term liabilities are classified as long-term liabilities. When preparing financial statements, the amounts payable are reclassified in accordance with this principle.

The Company performs a revaluation of its foreign currency payables at all times of the financial statements dated. The actual exchange rate for the revaluation of the payable amount is the selling exchange rate of the Vietnam Joint Stock Commercial Bank for Industry and Trade - Quang Minh Branch.

The Company will recognize immediately a liability when there is evidence that a certain loss has occurred, in accordance with the prudent principle.

Liabilities are not recognized less than the obligation payments.

The provision for liabilities was established at the time the financial statements dated in accordance with the current regulations.

7. Recognition of borrowing cost and loans

The loan value is recorded on each disbursement and repayment. The value of the finance lease liability is the amount payable that are calculated by current value of the minimum lease payments or the fair value of the leased asset at the time of the financial statement preparation.

Loans and finance leases are detailed and tracked by each borrower, loan agreement, loan asset, maturity date, and currency.

When financial statements are prepared, the borrowings and financial liabilities in foreign currencies is revalued according to the selling rate of the bank where the company borrows or leases.

8. Principles for recognizing and capitalizing borrowing costs.

Borrowing costs are recognised in the income statement in the year when incurred unless they are capitalised in accordance with Vietnamese Accounting Standard No. 16 "Borrowing costs". Accordingly, borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. The incomes from temporary investments in loans are debated historical cost relation. For a separate loan for the construction of a fixed asset, the investment property, the interest rate is capitalized even if the construction period is less than 12 months.

9. Recognition of accrued expenses payables

Accrued expenses payables are recognized when the Company has a current liability as a result of an event occurred and the Company are capable to pay the obligation. Costs are determined on the basis of estimations by the Board of Director about the costs needed to pay the liability at the end of the operating period.

10. Principles and methods of recognizing provisions

The recognized amount of a provision is the most reasonable estimate of the amount payable to pay for current liability at the date of the financial statement.

Only costs related to the initial provision are made up to be covered by its provision.

The difference between the provision already made in the previous accounting period, which has not yet been used up, is larger than the amount to be reported in the reporting period, which is reimbursed for recording the decrease of production and business expenses in the period minus the larger difference of the provision for warranty of construction works shall be reimbursed to other income in the period.

11. Recognition of owner's equity

a) Principles for recognizing owners' contributed capital, share premium, convertible bond options, other capital of owners.

- The owner's capital is recognized according to the actual owner's contributed capital.
- Share premium is the difference between the issue price and the value of the stock; the difference between the redemption price of treasury shares and the re-issue price of treasury shares.
- The convertible bond option reflects the capital component (stock options) of convertible bonds issued by the Company.

b) Principles for recognizing undistributed profits.

The undistributed profit after tax is the profit from the operation of the enterprise after subtracting (-) the adjustments due to retrospective application of changing in accounting policy and retrospectively adjusting the material errors of last year.

Profits are distributed to the owners in accordance with the annual resolutions of the General meeting of shareholders.

12. Principles and method of recording revenue

Revenue from sale of goods should be recognized when five following conditions have been satisfied:

- The significant risks and rewards of ownership of the goods have been transferred to the buyer;

- The Company retains neither continuing managerial involvement as a neither owner nor effective control over the goods sold;
- The amount of revenue can be measured reliably;
- The economic benefits associated with the transaction of goods sold have flown or will flow to the Company;
- The costs incurred or to be incurred in respect of the transaction of goods sold can be measured reliably.

The deduction of sales, service providers during the year are trade discounts.

Trade discounts incurred in the same period of consumption of products, goods and services are adjusted a decrease in revenue in the incurring period, unless detecting errors after the report released, the revenue of the period will be reduced.

13. Recognition of cost of goods sold

When a revenue is recognized, a corresponding expense related to the generation of the revenue is recognized. This cost includes the cost of the period in which the revenue was generated and the costs of the past periods or expenses related to the revenue of that period.

Costs of raw materials directly consumed over the normal level, labor costs and fixed production costs are not allocated to the value of products warehousing, calculated immediately in the cost of goods sold in the period according to prudent principle.

The decreation of cost of goods sold includes Reimbursement of salaries and wages payable and trade discounts, discounted goods received after the goods have been consumed.

14. Recognition of financial expense

Expenses recognized in financial expenses include:

- Expenses for lending and borrowing capital;
- Losses due to change in exchange rate of transactions related to foreign currencies;

The above amounts shall be recognized according to the total amount arising in the period, not offset with the turnover from financial activities.

15. Selling expenses and general, administrative expenses

Selling expenses is used to record expenses actually incurred in process of selling products, goods, providing services, including publicity expenses, demonstration expenses, advertising expenses, sale commission, warranty charges of goods and products, maintenance charges, cost of packing, transportation.

General and administrative expenses is used to record overhead costs of business including salary and insurance expenses of business' administrative staffs; depreciation of fixed assets used for administration, land rent, licence tax, provision for bad debts, outsourced services for administration...

Administrative expenses reduced during the period include: Reversal a part of advance costs of inventory and past year on duty expense.

16. Recognition of current corporate income tax expense

Corporate income tax represents the sum of the tax currently payable.

The current tax liability is based on taxable income in year. Taxable income differs net profit in the Income statement because the taxable income does not include income or expense that is taxable or deductible in other years (including carry-forward loss, if any) and does not include non-taxable or non-deductible items.

The determination of the CIT of Company is based on the current tax regulations. However, these regulations vary from time to time and the final determination of corporate income tax depends on the results of examination by the competent tax authority.

Other taxes are based on current tax laws in Vietnam.

17. Other accounting principles and methods

a. Financial instruments

Initial recognition

Financial assets

Financial assets of the Company include cash on hand, short-term deposits, short-term receivables, other receivables and investments. At the date of initial recognition, financial assets are recognized by cost plus transaction costs directly relate to the purchasing the financial asset.

Financial liabilities

The Company's financial liabilities include trade payables, other payables, loans and accrued expenses. At the date of initial recognition, financial liabilities are recognized by cost plus transaction costs directly relate to the purchasing the financial liabilities.

Value after initial recognition

At present there are no regulations on revaluation of financial instruments after initial recognition.

b. Related parties

The enterprises, individuals, directly or indirectly through one or more intermediaries, control the Company or are under the control of Company, or jointly control with the Company, even including parrent company, subsidiary and associated companies are related parties. The associates, individuals directly or indirectly have right on the voting power of the Company that have significant influence on the Company, key management personnel including the Board of Directors and officers of the Company, the close family members of these individuals or their affiliates or those associated company with these individuals are also considered as related parties.

In considering each related parties relationship, should be noted attention to the nature of the relationship, not just the legal form of the relationship.

SAI GON - PHU THO BEER JOINT STOCK COMPANY

Address: Trung Ha industrial zone, Tam Nong ward, Phu Tho province

FINANCIAL STATEMENTS

For the accounting period ending 30/09/2026

V. NOTES TO THE BALANCE SHEET**1 . Cash and cash equivalent**

Unit: VND

	30/09/2026	01/01/2026
<i>Cash</i>	2,177,612,315	2,497,410,487
Cash in hand	83,370,868	1,008,676,118
Cash at bank	2,094,241,447	1,488,734,369
<i>Cash equivalents</i>	65,500,000,000	36,000,000,000
Savings deposits with a term of less than 6 months	65,500,000,000	36,000,000,000
Total	67,677,612,315	38,497,410,487

2 . Trade receivables

	30/09/2026	01/01/2026
<i>Receivables from related parties</i>	29,468,648,765	17,287,039,979
Saigon Beer - Alcohol - Beverage Joint Stock Corporation	29,230,440,822	17,101,523,344
Saigon Beer Trading One Member Limited Liability Company	238,207,943	185,516,635
<i>Other receivables</i>	1,282,238,408	534,533,715
Other receivables	1,282,238,408	534,533,715
Total	30,750,887,173	17,821,573,694

3 . Short-term advances to suppliers

	30/09/2026	01/01/2026
Cong Minh mechanical joint stock company	0	830,830,000
Toan Dien environmental Technology Joint Stock Company	0	727,900,000
Crown Hanoi Joint Venture Company Limited	0	454,423,133
MDM Hat Limited Liability Company	0	582,000,000
TA Smart Technical Solutions Company Limited	2,040,000,000	1,020,000,000
TVL Joint Stock Company	1,159,519,560	0
Huy Khoi Technology Engineering Company Limited	0	319,436,647
D&T Construction and Trading Investment Joint Stock Company	365,000,000	0
Ha Nam Food Joint Stock Company	1,216,585,700	0
Other short-term advances to suppliers	656,726,436	908,683,379
Total	5,437,831,696	4,843,273,159

4 . Other receivables**4a . Short-term**

	30/09/2026	01/01/2026
Advances	10,111,270	10,111,270
Other receivables	0	98,383,562
Deposit interest at the end of the year	0	
Total	10,111,270	108,494,832

5 . Inventories

	30/09/2026	01/01/2026
Materials	36,224,480,735	15,490,134,818
Tools and supplies	21,392,791,961	27,774,033,960
Work in progress	9,995,881,742	10,720,025,465
Completed inventory properties	5,532,041,064	18,275,975,723
Total	73,145,195,502	72,260,169,966

6 . Prepaid expenses**6a . Short-term**

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	30/09/2026	01/01/2026
Repairing assets cost	260,038,225	269,317,123
Insurance cost	0	111,381,242
Total	260,038,225	380,698,365

6b . Long-term

	30/09/2026	01/01/2026
Repairing assets cost	3,277,218,383	4,494,244,194
Tools and instruments	16,522,982,278	11,232,517,371
Total	19,800,200,661	15,726,761,565

7 . Tangible fixed assets

	Buildings & Architectures	Machinery & Equipment	Transportation means	Management tools and equipment	Total
Historical cost					
01/01/2026	133,951,932,334	466,808,942,443	9,258,306,994	4,370,011,289	614,389,193,060
Newly purchased	32,710,980,727	3,456,517,000	931,888,889	31,500,000	37,130,886,616
Completed construction	0	0	0	0	0
Sold, disposed	0	0	(1,158,636,364)	0	(1,158,636,364)
30/09/2026	166,662,913,061	470,265,459,443	9,031,559,519	4,401,511,289	650,361,443,312
Accumulated depreciation					
01/01/2026	66,121,113,489	394,193,228,233	7,652,121,890	3,948,678,381	471,915,141,993
Depreciation	4,881,158,550	10,660,065,451	166,425,470	105,792,821	15,813,442,292
Sold, disposed	0	0	(334,166,264)	0	(334,166,264)
30/09/2026	71,002,272,039	404,853,293,684	7,484,381,096	4,054,471,202	487,394,418,021
Net carrying amount					
01/01/2026	67,830,818,845	72,615,714,210	1,606,185,104	421,332,908	142,474,051,067
30/09/2026	95,660,641,022	65,412,165,759	1,547,178,423	347,040,087	162,967,025,291

8 . Long – term construction in progress

	30/09/2026	01/01/2026
Workshop and warehouse in progress	0	29,050,596,798
Total	0	29,050,596,798

9 . Short-term trade payables

	30/09/2026	01/01/2026
Trade payables to related party	10,093,435,039	4,231,606,703
Saigon Beer - Alcohol - Beverage Joint Stock Corporation	9,861,006,667	4,202,480,674
Saigon Beer Trading One Member Limited Liability Company	20,699,172	29,126,029
Tan Hanh Nguyen Company Limited	211,729,200	
Other trade payables	11,865,279,983	2,894,698,804
Total	21,958,715,022	7,126,305,507

10 . Tax and statutory obligations

	01/01/2026	Payables during in the period	Paid during in the period	30/09/2026
Output VAT	3,919,286,226	39,228,970,177	22,109,550,321	21,038,706,082

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Import's value added tax	0	0	0	0
Excise tax	28,814,144,163	259,181,282,682	252,296,172,301	35,699,254,544
Import, export tax	0	0	0	0
Corporate income tax	186,058,290	5,350,771,320	319,778,064	5,217,051,546
Personal income tax	101,957,908	598,210,335	619,329,650	80,838,593
Other taxes	0	536,024,059	536,024,059	0
Total	33,021,446,587	304,895,258,573	275,880,854,395	62,035,850,765

11 . Payables to employees

Wages paid at the end of the period

	30/09/2026	01/01/2026
Total	2,732,306,450	1,100,068,000
	2,732,306,450	1,100,068,000

12 . Accrued expenses

Provision for wage costs

Interest expense

	30/09/2026	01/01/2026
Provision for wage costs	0	0
Interest expense	0	99,799,255
Other	4,806,318,128	439,258,750
Total	4,806,318,128	539,058,005

13 . Other payables

Trade union fee

Deposits, mortgages received

	30/09/2026	01/01/2026
Trade union fee	31,968,120	29,821,340
Deposits, mortgages received	40,019,687,800	24,983,177,800
Other	166,927,420	1,350,000
Total	40,218,583,340	25,014,349,140

14 . Finance lease loans and borrowings
14a . Short - term loans

Vietnam Joint Stock Commercial Bank for Industry and Trade

	30/09/2026	01/01/2026
Vietnam Joint Stock Commercial Bank for Industry and Trade	19,780,000,000	47,180,000,000
Quang Minh Branch	12,500,000,000	39,900,000,000

Long – term loans from banks due to date

14b . Long - term loans

Vietnam Joint Stock Commercial Bank for Industry and Trade

	30/09/2026	01/01/2026
Vietnam Joint Stock Commercial Bank for Industry and Trade	13,660,634,999	19,120,634,999
Quang Minh Branch	13,660,634,999	19,120,634,999

Total	33,440,634,999	66,300,634,999
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15 . Reward and welfare funds

Bonus fund, welfare Fund

	30/09/2026	01/01/2026
Bonus fund, welfare Fund	745,242,145	895,917,586
Total	745,242,145	895,917,586

16 . Owners' equity
16a : Increase and decrease in owners' equity

	Contributed owner's capital	Investment and development fund	Undistributed after tax profits	Total
Opening balance	125,000,000,000	23,517,055,477	42,558,073,511	191,075,128,988
Profit / (loss) for the previous year	0	0	8,703,871,009	8,703,871,009

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Profit distribution in 2024	0	0	(14,681,848,032)	(14,681,848,032)
Closing balance	125,000,000,000	23,517,055,477	36,580,096,488	185,097,151,965
Profit / (loss) of the current year	0	0	19,898,038,008	19,898,038,008
Distribute remaining profit in 2025	0	0	(14,624,077,420)	(14,624,077,420)
Closing period	125,000,000,000	23,517,055,477	41,854,057,076	190,371,112,553

According to the resolution of the Annual General Meeting of Shareholders No.01/2026/NQ-DHDCD dated on 04 April 2026, the Company distributes profit in 2025 as follows:

	Distributed under resolution	Profit distributed	remaining profit had been distributed until 30/09/2026
Social security fund	174,077,420	174,077,420	0
Bonus and welfare fund	1,950,000,000	1,950,000,000	0
Pay dividends	12,500,000,000	12,500,000,000	0
Total	14,624,077,420	14,624,077,420	0

16b . Details of contributed owner's capital

	30/09/2026	01/01/2026
Saigon Beer - Alcohol - Beverage Joint Stock Corporation	33,787,500,000	33,787,500,000
Sai Gon- Dong Xuan Beer -Alcohol Joint Stock Company	8,530,500,000	8,530,500,000
Mr. Vo Sy Dong	10,536,760,000	10,536,760,000
Mrs. Nguyen Thu Huong	6,552,660,000	6,552,660,000
Mr. Le Hoai Thanh	6,842,300,000	6,842,300,000
Mr. Vu Hoai Son	6,750,000,000	6,750,000,000
Other	52,000,280,000	52,000,280,000
Total	125,000,000,000	125,000,000,000

VI . SUPPLEMENTARY INFORMATION FOR THE ITEMS PRESENTED IN THE INCOME STATEMENT
1 . Revenue from sales of goods and services

Unit: VND

	From 01/07/2026 to 30/09/2026	From 01/07/2025 to 30/09/2025
Revenue from selling beer	118,718,595,520	102,267,528,352
Other revenues	1,369,779,935	1,372,613,129
Total	120,088,375,455	103,640,141,481

2 . Deductible items to revenue

	From 01/07/2026 to 30/09/2026	From 01/07/2025 to 30/09/2025
Trade discount	0	0
Total	0	0

3 . Cost of goods sold

	From 01/07/2026 to 30/09/2026	From 01/07/2025 to 30/09/2025
Cost of selling beer	101,256,935,284	88,558,077,483
Cost of others sold	58,234,671	182,197,197
Total	101,315,169,955	88,740,274,680

4 . Financial income

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	From 01/07/2026 to 30/09/2026	From 01/07/2025 to 30/09/2025
Interest income	355,547,465	537,558,365
Gain of exchange rate difference	0	0
Total	355,547,465	537,558,365
5 . Financial expense		
	From 01/07/2026 to 30/09/2026	From 01/07/2025 to 30/09/2025
Interest expense	576,427,744	702,451,420
Loss of exchange rate difference	0	0
Total	576,427,744	702,451,420
6 . Selling expenses		
	From 01/07/2026 to 30/09/2026	From 01/07/2025 to 30/09/2025
Transport	1,924,807,622	786,383,244
Total	1,924,807,622	786,383,244
7 . General and administration expenses		
	From 01/07/2026 to 30/09/2026	From 01/07/2025 to 30/09/2025
Raw materials	77,453,353	48,748,800
Expenses of labors	2,041,435,141	2,215,322,864
Depreciation expenses of fixed assets	46,380,568	51,913,590
Expenses of outsourced services	2,128,720,616	2,112,944,126
Other expenses	67,844,139	67,126,272
Total	4,361,833,817	4,496,055,652
8 . Business, production cost by items		
	From 01/07/2026 to 30/09/2026	From 01/07/2025 to 30/09/2025
Raw materials	86,814,439,819	86,029,950,715
Expenses of administrative staff	6,188,510,886	6,551,005,555
Depreciation expenses of fixed assets	5,422,532,616	5,101,616,922
Expenses of outsourced services	6,906,601,722	8,196,429,252
Other expenses	2,293,277,246	1,162,144,170
Total	107,625,362,289	107,041,146,614
9 . Related party disclosures		
In period, the Company has had the transactions with the related parties as follows:		
No. Related parties		Transaction value (excluding value added tax)
1. Receivables on sales and service provision		57,765,004,674
1 Saigon Beer - Alcohol - Beverage Joint Stock Corporation		57,765,004,674
Proceeds from sales and service provision		143,008,754,380
1 Saigon Beer - Alcohol - Beverage Joint Stock Corporation		143,008,754,380
2 Dividends paid		0
2. Tan Hanh Nguyen Company Limited		392,510,000
3. SABECO Mechanical One Member Limited Liability Company		82,678,000
4. Saigon Beer Trading One Member Limited Liability Company		
- Warehouse rental service revenue		347,173,955

SAI GON - PHU THO BEER JOINT STOCK COMPANY

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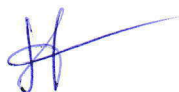
- Pallet rental costs

50,666,278

Income of the Board of Management's members, the Board of Director and Control Board as follows

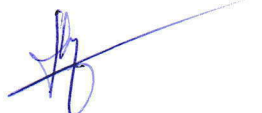
Related parties		Amounts
1	Board of Directors members	
	Remuneration	
	Mr. Nguyen Hoang Giang - Chairman	36,000,000
	Mr. Vo Sy Dong - Member	27,000,000
	Ms. Nguyễn Thu Huong - Member	27,000,000
	Mr. Bui Van Thieng - Member	27,000,000
	Mr. Lê Hoài Thanh - Member	27,000,000
2	Key management personnel	
	Salary, bonus and remuneration	227,385,600
3	Board of Supervisors members	
	Remuneration	
	Mr. Nguyen Tien Tho - Head of Board of Supervisors	27,000,000
	Ms. Nguyen Thi Huong Giang - Member	18,000,000
	Ms. Nguyen Ho Bao Ngoc - Member	18,000,000

Prepared by



Dao Thi Huyen

Chief Accountant



Tran Bich Thuy

Phu Tho, 17 October 2026

Director


Bui Van Thieng

