

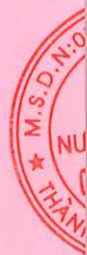
CHUONG DUONG BEVERAGE JOINT STOCK COMPANY
Address: 606 Vo Van Kiet, Cau Ong Lanh Ward, HCM City
Telephone: 38367518 - 38368747 Fax : 38367176
Tax code: 0300584564

FINANCIAL REPORT

3rd QUARTER, 2026

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

Receiving report: GENERAL ACCOUNTANT



STATEMENT OF FINANCIAL POSITION

As at 30 Sep 2026

Unit: VND

ASSETS	Code	Explan	30/09/2026	01/01/2026
1	2	3	4	5
A - SHORT-TERM ASSETS	100		114,200,428,733	105,776,537,831
I. Cash and cash exchangeable	110	V.1	79,504,595,401	70,709,113,114
1. Cash	111	V.1	29,504,595,401	35,709,113,114
2. Cash exchangeable	112	V.1	50,000,000,000	35,000,000,000
II. Short-term financial investments	120			
1. Trading securities	121			
2. Provision for lost due to the decrease in prices of trading securities (*)	122			
3. Short-term held-to-Maturity investments	123			
4. Provision for short-term held-to-maturity investments (*)	124			
5. Other short-term investments	125			
6. Provision for impairment of other short-term investments (*)	126			
III. Short-term receivables	130		11,454,722,919	9,987,729,186
1. Short-term Receivables from Customers	131	V.3	11,978,877,462	10,792,049,187
2. Prepayment to suppliers	132		211,190,068	39,307,350
3. Short-term Internal Receivables	133			
4. Receivables by the Progress of Construction Contracts	134			
5. Other receivable	135	V.4	1,523,603,421	1,298,418,401
6. Provision for bad short-term receivables (*)	136		(2,291,553,773)	(2,154,476,903)
7. A shortage of assets awaiting resolutions	137	V.5	32,605,741	12,431,151
IV. Inventories	140	V.7	19,011,119,742	13,959,588,012
1. Inventory	141	V.7	19,902,148,020	14,858,391,601
2. Provision for devaluation of stocks (*)	142	V.7	(891,028,278)	(898,803,589)
V. Short-term biological assets	150			
1. Short-term livestock raised for one-time harvest	151			
2. Short-term crops for seasonal or one-time harvest	152			
3. Provision for impairment of short-term biological assets (*)	153			
VI. Other short-term assets	160		4,229,990,671	11,120,107,519
1. Short-term prepaid expenses	161	V.14	501,850,193	514,829,613
2. Input VAT	162		3,500,991,434	10,183,849,822
3. Taxes and Receivables from State Budget	163	V.19	227,149,044	421,428,084
- Excise tax on imported goods	163A			
- Taxes and other amounts due to government authorities	163B	V.19	227,149,044	421,428,084
4. Repurchase Government Bonds Transactions	164			
5. Others current assets	165			
B - LONG-TERM ASSETS	200		479,703,169,344	496,111,074,711
I. Long-term receivables	210		7,001,000,000	7,001,000,000
1. Long-term Receivables from Customers	211			
2. Payables to seller: long-term	212			
3. Capital of units directly under	213			
4. Long-term Internal Receivables	214			
5. Long-term others receivable	215		7,001,000,000	7,001,000,000

6. Provision for long-term doubtful debts (*)	216			
II. Fixed assets	220		185,403,661,123	193,508,693,052
1. Tangible fixed assets	221	V.09	42,760,017,508	46,952,881,994
- The original price	222	V.09	117,741,794,725	117,741,794,725
- Accumulated depreciation (*)	223	V.09	(74,981,777,217)	(70,788,912,731)
2. Financial lease assets	224	V.11	142,643,643,615	146,555,811,058
- The original price	225	V.11	173,582,726,065	173,582,726,065
- Accumulated depreciation (*)	226	V.11	(30,939,082,450)	(27,026,915,007)
3. Intangible fixed assets	227			
- The original price	228	V.10	1,300,192,426	1,300,192,426
- Accumulated depreciation (*)	229	V.10	(1,300,192,426)	(1,300,192,426)
III. Long-term biological assets	230			
1. Livestock producing periodic products / Bearer livestock	231			
a) Immature bearer livestock	232			
b) Mature bearer livestock	233			
- Cost	234			
- Accumulated depreciation (*)	235			
2. Long-term livestock raised for one-time harvest	236			
3. Long-term crops for seasonal or one-time harvest	237			
4. Provision for impairment of long-term biological assets (*)	238			
IV. Invested real estate	240	V.13	223,338,587,045	231,039,255,659
- The original price	241	V.13	257,975,775,291	257,975,775,291
- Accumulated depreciation (*)	242	V.13	(34,637,188,246)	(26,936,519,632)
V. Long-term progressing assets	250		966,314,367	966,314,367
1. Production in progress: long-term	251			
2. Capital Construction in Progress	252		966,314,367	966,314,367
VI. Long-term financial investments	260		6,069,765,000	6,500,000,000
1. Subsidiary company investments	261			
2. Investments in Associates, Joint-Ventures	262			
3. Investments in Other Companies	263		6,500,000,000	6,500,000,000
4. Provision for impairment of long-term investments in other entities (*)	264		(430,235,000)	
5. Long-term held-to-maturity investments	265			
6. Provision for impairment of long-term held-to-maturity investments (*)	266			
VII. Other long term assets	270		56,923,841,809	57,095,811,633
1. Long-term prepaid expenses	271	V.14	50,655,521,516	51,267,839,008
2. Deferred income tax assets	272	V.26	6,242,672,765	5,788,499,697
3. Long-term Equipment and Spare Parts	273		25,647,528	39,472,928
4. Other investments: long-term	274			
TOTAL ASSETS (280 = 100 + 200)	280		593,903,598,077	601,887,612,542

RESOURCES	Code	Explan	30/09/2026	01/01/2026
1	2	3	4	5
C - LIABILITIES	300		781,800,892,510	759,567,163,733
I. Current liabilities	310		587,532,755,885	563,813,543,962
1. Payables to seller: short-term	311	V.17	37,455,723,613	35,405,880,008
2. Short-term Advances Received from the Customers	312		176,956,858	276,112,228
3. Dividends and profits payable	313	V.18	241,910,549	241,910,549
4. Short-term taxes and amounts payable to the State	314	V.19	7,587,051,356	521,364,168
5. Payables to employees	315		1,504,410,613	3,262,600,000
6. Short-term payable expenses	316	V.20	50,235,891,278	34,765,156,191

7. Short-term intercompany payables	317			
8. Short-term payables according to construction contract progress	318			
9. Short-term unearned revenue	319			
10. Other short-term payables	320	V.21	1,444,921,553	555,067,772
11. Short-term borrowings and financial leases	321	V.16	488,880,239,931	488,779,802,912
12. Provision of Short-term Payables	322			
13. Reward and Welfare Fund	323		5,650,134	5,650,134
14. Price Stabilisation Fund	324			
15. Repurchase Government Bonds Transactions	325			
II. Long-term liabilities	330		194,268,136,625	195,753,619,771
1. Long-term Payables to Suppliers	331			
2. Long term Advances Received from the Customers	332			
3. Long-term taxes and amounts payable to the State	333			
4. Long-term Payable Expenses	334			
5. Internal Payables of Capital	335			
6. Long-term Internal Payables	336			
7. Long-term unearned revenue	337			
8. Others long term payables	338	V.21	24,359,003,265	24,095,642,669
9. Long-term borrowings and finance lease	339	V.16	166,686,001,667	167,935,888,117
10. Convertible bonds	340			
11. Preferred shares: liabilities	341			
12. Payable deferred income tax	342			
13. Provision of Long-term Payables	343	V.25	3,223,131,693	3,722,088,985
14. Science and Technology Development Fund	344			
D - OWNER'S EQUITY	400	V.27.a	(187,897,294,433)	(157,679,551,191)
1. Owner's equity invested capital	411	V.27.b	85,000,000,000	85,000,000,000
- Ordinary stock with voting right	411a	V.27.b	85,000,000,000	85,000,000,000
- Preferred stock capital	411b			
2. Capital surplus	412			
3. The Right to convert the Convertible Bonds to shares	413			
4. Other capitals	414			
5. Treasury shares (*)	415	V.27.a	(347,276,838)	(347,276,838)
6. Differences upon asset revaluation	416			
7. Exchange rate difference	417			
8. Development Investment Fund	418	V.27.e	104,569,834,944	104,569,834,944
9. Other funds under owners' equity	419			
10. Undistributed Profit	420	V.27.a	(377,119,852,539)	(346,902,109,297)
- Accumulated Undistributed Profit by The End of The Previous Period	420a	V.27.a	(346,902,109,297)	(266,540,424,803)
- Undistributed Profit of the Current Period	420b	V.27.a	(30,217,743,242)	(80,361,684,494)
TOTAL RESOURCES (440 = 300 + 400)	440		593,903,598,077	601,887,612,542

Approved, day 11 month 10 year 2026

PERSON IN CHARGE OF ACCOUNTING

(Sign, fullname)



Bùi Thị Kim Chi

LEGAL REPRESENTATIVE

(Sign, fullname, stamp)



Nguyễn Thúy Phương

Profit and Lost Statement
Quarter 3rd of year 2026

Unit: VND

DESCRIPTION	Code	Explanat ion	Quarter 3rd		Accumulated from opening to September 30	
			Year 2026	Year 2025	This year	Prior year
1	2	3	4	5	6	7
1. Revenues from sales and services	01	VI.1	53,918,401,898	35,278,957,857	165,658,402,762	114,914,403,872
2. Revenue deductions	02	VI.2	2,135,200,050	1,203,819,754	6,785,078,781	4,321,826,031
- Sales discounts	02b	VI.2	2,135,200,050	1,203,819,754	6,785,078,781	4,315,486,711
- Sales return	02c					6,339,320
- Sales allowances	02d					
3. Net sales from goods and services sold (10 = 01- 02)	10		51,783,201,848	34,075,138,103	158,873,323,981	110,592,577,841
4. Costs of goods sold	11	VI.3	34,158,106,694	26,800,090,909	99,601,379,117	84,405,904,069
5. Gross profit from goods and services sold (20 = 10 - 11)	20		17,625,095,154	7,275,047,194	59,271,944,864	26,186,673,772
6. Gain (loss) on disposal of investment properties	21					
7. Revenue from financing activity	22	VI.5	617,112,557	396,555,907	2,249,345,359	1,493,545,884
8. Financial activities expenses	23	VI.6	12,673,883,761	10,774,859,899	36,834,851,278	31,775,125,559
- In which: Interest expense	24		12,243,524,897	10,774,387,351	36,402,594,817	31,749,016,721
9. Selling expenses	25	VI.9.b	12,535,230,440	15,712,748,244	37,009,240,793	47,832,681,110
10. General & administration expenses	26	VI.9.a	5,342,601,930	5,202,660,107	15,409,123,789	14,255,515,313
11. Net profit from operating activity {30 = 20 + 21 + 22 - (23+ 25 + 26)}	30		(12,309,508,420)	(24,018,665,149)	(27,731,925,637)	(66,183,102,326)
12. Other incomes	31	VI.7	473,564,949	95,009,295	833,093,718	183,916,063
13. Other expenses	32	VI.8	1,445,580,512	2,773,242,978	3,773,084,391	7,846,975,349
14. Other profits (40 = 31 - 32)	40		(972,015,563)	(2,678,233,683)	(2,939,990,673)	(7,663,059,286)
15. Total accounting profit before tax (50 = 30 + 40)	50		(13,281,523,983)	(26,696,898,832)	(30,671,916,310)	(73,846,161,612)
16. Current profit tax expense	51					
17. Deferred profit tax expense	52	VI.11	(162,328,520)	(170,184,454)	(454,173,068)	(424,466,364)
18. Profit after profit tax (60 = 50 - 51 -	60	V.27.a	(13,119,195,463)	(26,526,714,378)	(30,217,743,242)	(73,421,695,248)
19. Earning per share (*)	70					
20. Diluted earning per share (*)	71					

Approved, day 11 month 10 year 2026

PERSON IN CHARGE OF ACCOUNTING

(Sign, fullname)


Bùi Thị Kim Chi

LEGAL REPRESENTATIVE

(Sign, fullname, stamp)


Nguyễn Thúy Phương

STATEMENT OF CASH FLOWS

(Under indirect method)
Quarter 3rd of year 2026

Unit: VND

Description	Code	Explanati on	Accumulated from the beginning of the year to September 30	
			Year 2026	Year 2025
1	2	3	4	5
I. Cash flows from operating activities				
1. Profit before tax	01		(30,671,916,310)	(73,846,161,612)
2. Adjustments for:				
- Depreciation of fixed assets and investment properties	02		15,805,700,543	16,089,525,295
- Provisions	03		574,416,498	(75,182,669)
- Unrealized foreign exchange gain/loss from revaluation of monetary items denominated in foreign currencies	04		(5,304,060)	
- Gain/loss from investing and financing activities	05		(79,478,569,223)	(48,408,313,761)
- Borrowing costs / interest expenses	06		10,926,698,684	11,018,842,737
- Other adjustments	07			
3. Operating profit before changes in working capital	08		(82,848,973,868)	(95,221,290,010)
- Increase/decrease in receivables	09		5,078,787,785	3,819,575,715
- Increase/decrease in inventories	10		(5,044,810,958)	22,841,796,707
- Increase/decrease in payables (excluding interest and corporate income tax payable)	11		(1,608,823,352)	1,497,021,133
- Increase/decrease in prepaid expenses	12		625,296,912	832,082,233
- Increase/decrease in trading securities	13			
- Interest paid	14			
- Corporate income tax paid	15			
- Other cash receipts from operating activities	16		104,426,092,707	59,132,434,970
- Other cash payments for operating activities	17		(30,310,000)	(241,041,767)
Net cash flows from operating activities	20		20,597,259,226	(7,339,421,019)
II. Cash flows from investing activities				
1. Cash paid to acquire and construct fixed assets and other long-term assets	21		(13,433,455,224)	(7,303,182,640)
2. Cash received from disposal or sale of fixed assets and other long- term assets	22			
3. Cash paid for loans granted or purchase of debt instruments of other entities	23			
4. Cash received from loan collections or sale of debt instruments of other entities	24			
5. Cash paid to invest in other entities	25			
6. Cash received from divestments in other entities	26			
7. Cash received from interest, dividends, and profit shares	27		1,631,678,285	1,579,847,254
Net cash flows from investing activities	30		(11,801,776,939)	(5,723,335,386)
III. Cash flows from financing activities				
1. Proceeds from share issuance and capital contributions from owners	31			
2. Payments to owners for capital withdrawals or share repurchases	32			

Description	Code	Explanation	Accumulated from the beginning of the year to September 30	
			Year 2026	Year 2025
3. Proceeds from borrowings	33			
4. Repayment of borrowings	34			
5. Repayment of finance lease liabilities	35			
6. Dividends and profits paid to owners	36			
<i>Net cash flows from financing activities</i>	<i>40</i>			
Net increase/(decrease) in cash and cash equivalents during the period (50 = 20 + 30 + 40)	50		8,795,482,287	(13,062,756,405)
Cash and cash equivalents at the beginning of the period	60		70,709,113,114	65,872,295,390
Effect of exchange rate changes on cash and cash equivalents	61			
Cash and cash equivalents at the end of the period (70 = 50 + 60 + 61)	70		79,504,595,401	52,809,538,985

Approved, day 11 month 10 year 2026

PERSON IN CHARGE OF ACCOUNTING

(Sign, fullname)



Bùi Thị Kim Chi

LEGAL REPRESENTATIVE

(Sign, fullname, stamp)



Nguyễn Thúy Phương



Unit : CHUONG DUONG BEVERAGE JOINT STOCK COMPANY
Address : 606 Vo Van Kiet Street, Ward. Cau Ong Lanh, HCMC

Form No. B09 -DN
*(Issued under Circular No. 99/2025/TT-BTC
October 27, 2025 of the Ministry of Finance)*

NOTES TO THE FINANCIAL STATEMENTS
3rd QUARTER, 2026



I. Particular of operate enterprise :

1. Type of owning capital Joint Stock Company
2. Area of operations According to Business Registration Certificate No. 4103002362 issued by Department of Planning and Investment on June 2, 2004. According to Certificate of Business Registration No. 0300584564, registration for the 17th change on January 30, 2026
3. Operate enterprise : Production and sale of beverages. Producing and trading in raw materials, packaging, equipment, technology of beverage manufacturing industry. House business. Real estate brokerage
4. Particular of operate enterprise effected financial reports
5. The characteristics of the business's operations during the fiscal year affect the financial statements: no impact.
6. Business Structure
7. Number of employees at the end of the reporting period: 180 people
8. Statement regarding the comparability of information in financial statements:
The information and figures presented in the financial statements are prepared and presented consistently with the previous reporting period in terms of content, accounting methods, and classification of indicators.
9. Explanation of other information in the Financial Statements as required by relevant laws such as corporate law and securities law:
During the period, the entity did not generate any other information requiring explanation as required by relevant laws.

II. Financial year, unit of currency using :

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

III. Accounting standard and system using

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

IV. Applicable accounting policies, accounting estimates, and relevant legal regulations.

1. Principles for converting financial statements prepared in foreign currency to Vietnamese Dong
2. Types of exchange rates applied in accounting
 - The exchange rate selected for accounting purposes when dealing with exchange rate differences arising during the period and the exchange rate used for revaluation of monetary items denominated in foreign currencies;
3. Principles for determining the effective interest rate (interest rate) used to discount cash flows.
During the reporting period, the entity did not have any financial items requiring the application of the effective interest rate method to discount cash flows.
4. The principle of posting cash and cash equivalents : According to accounting standards
Cash includes cash on hand, bank deposits, and cash in transit. Cash equivalents are short-term investments that are easily convertible into cash and do not carry significant risk in the conversion process.
Method of converting other currencies into currency used in accounting: The selling rate of the bank is trading with the company at the time.
5. Accounting Principles for Financial Investments
 - a) Trading Securities;
 - b) Investments held to maturity;
 - c) Investments in subsidiaries; joint ventures, associates; capital contributions to jointly controlled businesses;
 - d) Investments in other entities: other short-term and long-term investments; equity investments;
 - e) Accounting methods for other transactions related to financial investments.
6. Accounting Principles for Accounts Receivable
Accounts receivable from customers and other receivables are reflected at their original cost less provisions for doubtful accounts.

7. Principle of posting inventories :

- Principle of recording inventory: Supplies include purchase price, transportation, loading and unloading, import tax (if any). Finished goods include direct material costs, direct labor costs and production costs
- The method of calculating the value of inventories : Equality in family
- The method of posting The value of inventories : Declare regularly
- The method of establishing provision for inventories : According to current accounting standards. Accordingly, the Company is allowed to make allowance for depreciated, outdated, bad quality inventories in case of actual value. Inventories are valued at the lower of market prices at the balance sheet date
- Criteria for allocating raw materials and supplies.

Raw materials and supplies are allocated to users according to the principle of matching costs and revenues, ensuring that they accurately reflect actual consumption levels and are applied consistently across accounting periods.

- Accounting policies related to inventory for high-risk contracts.

8. Principles of accounting and depreciation of tangible fixed assets (including perennial plants for periodic production, working animals)

Intangible fixed assets, leased fixed assets, investment properties.

- Principle of recognizing Fixed Assets (Tangible, Intangible, leased): recognized at original cost
- Method of depreciation of tangible fixed assets, intangible fixed assets: depreciation in straight line

9. Accounting principles for biological assets: not yet incurred

10. Accounting principles for various types of business cooperation contracts.

11. Principles of accounting for deferred expenses.

- Method of distribution of prepaid expenses : Allocated in Straight lines
- Method and timing of allocating goodwill: None

12. Accounting Principles for Accounts Payable to Suppliers.

Accounts payable to suppliers are recognized when the Company has an obligation to pay arising from the purchase of goods or services at the value payable based on the contract, invoice, or other valid related documents.

13. Accounting principles for dividend and profit payments.

13. Accounting principles for dividend and profit payments.

Dividend and profit payments are recognized when a profit distribution decision is approved by the General Meeting of Shareholders, the Board of Members, or the Owner in accordance with the law and the Company's charter.

14. Principles for recognizing accrued expenses:

Accrued expenses are recognized based on actual expenses incurred during the period but not yet paid or for which invoices and supporting documents are not yet available at the time of preparing the financial statements, in accordance with the accrual principle and the matching principle between revenue and expenses.

15. Principles for recognizing deferred revenue

16. Principles for accounting for provisions payable: According to plan and contract

17. Principles for accounting for deferred corporate income tax.

Deferred corporate income tax is recognized according to: the matching principle between revenue and expenses
Reflecting future tax impacts arising from: temporary differences between accounting and tax

18. Principles for Recognizing Loans and Financial Leases.

Loans and financial leases are recognized when the Company receives the loan or leased asset and a future payment obligation arises. These are initially recognized at their original cost.

19. Principles for recognizing and capitalizing borrowing costs.

- Principle for recognizing borrowing costs: not yet defined
- Capitalization rate used to determine borrowing costs capitalized in The period

20. Principles for recognizing convertible bonds.

- Principles for recognizing owner's equity, capital surplus, convertible bond options, and other owner's capital:
- + Owner's investment capital: Recognized based on the actual capital contributed by the owner.
- Principle for recognizing revaluation differences of Assets: not yet revalued.
- Principle for recognizing exchange rate differences: exchange rate differences reflected on The Balance Sheet are The exchange rate differences arising at each point in time based on The average interbank exchange rate.
- Principle for recognizing undistributed profits: After deducting current corporate income tax expenses.

22. Principles and methods for recognizing revenue and other income: according to Standard No. 14

- Revenue from sales and provision of services:
 - * Sales revenue: Simultaneously satisfies all 5 of the following conditions:
 - + The enterprise has transferred The majority of risks and benefits associated with ownership of The product to The buyer.
 - + The enterprise no longer holds The right to manage The goods as The owner or The right to control The goods.
 - + Revenue is determined with reasonable certainty.
 - + The enterprise has received or will receive economic benefits from The sales transaction.
 - + The costs related to The sales transaction can be determined.
 - * Revenue from providing services.
- Revenue from construction contracts: not yet generated.
- Revenue from The sale of real estate such as tourist apartments, office buildings with accommodation, or similar products: not yet generated.
- Revenue from The sale of investment properties: not yet generated.
- Financial activity revenue: Has fully complied with the following two conditions:
 - + The likelihood of obtaining economic benefits from The transaction.
 - + Revenue is determined with reasonable certainty.
- Other income.

Includes income from the liquidation and sale of fixed assets, penalties for breach of contract, unidentified liabilities, compensation received, and other income as stipulated.

23. Accounting Principles for Revenue Deductions.

- + Revenue deductions include trade discounts, sales price reductions, and returned goods.
- + These amounts are recognized when there is sufficient evidence according to The economic contract or agreement with The customer.
- + The value of The deduction is determined based on The actual amount incurred and is deducted from Revenue to determine net revenue.

24. Principles of Cost of Goods Sold Accounting.

The cost of goods sold is recorded according to the principle of matching revenue for the period and fully reflecting the actual costs incurred related to the goods, products, and services sold.

25. Principles of Accounting for Financial Expenses.

Financial expenses are recognized on an accrual basis and in line with revenue for the period. Financial expenses are recognized when incurred, based on complete and valid documentation.

Financial expenses include interest expenses, exchange rate losses, provisions for impairment of financial investments, and other expenses related to financial activities.

- + Financial expenses recorded in The income Statement are The total Financial expenses incurred.

26. Accounting Principles for Selling Expenses and Administrative Expenses

Recorded:

- + According to The accrual Principle
- + In line with Revenue in The period

Only recorded when:

+ There are complete and valid invoices and documents

+ Related to business operations

28. Principles and methods for recognizing current corporate income tax expense (including supplemental corporate income tax expense as stipulated by global minimum tax regulations) and deferred corporate income tax expense.

Current corporate income tax expense is determined based on taxable income for the period and the corporate income tax rate as prescribed by current tax laws.

Corporate income tax expense is presented in the Income Statement, including current tax expense (including supplemental tax if any) and deferred tax expense.

29. Other accounting principles and methods.

In addition to the information already presented, the unit did not encounter any other accounting principles and methods requiring further explanation during the period.

V. Additional Information for Items Presented in the Statement of Financial Position

1. Cash and Cash Equivalents

Cash and cash equivalents held by the enterprise but not subject to restrictions on their use

Currency: Dong

Opening balance

42,059,755

35,667,053,359

35,000,000,000

70,709,113,114

Opening balance

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* Deposit	161,148,646	151,148,646
* Other receivables	1,202,666,000	1,002,666,000
Total	1,523,603,421	1,298,418,401
05. Insufficient assets pending :	End of quarter	Opening balance
* Inventory	32,605,741	12,431,151
* Fixed assets		
* Other assets		
Total	32,605,741	12,431,151
06. Bad Debt :		
07. Inventories :	End of quarter	Opening balance
- Goods in transit	-	-
- Work-in-progress production costs	-	-
- Raw materials	11,149,065,813	8,647,674,291
- Tools and supplies	2,347,305,302	2,000,699,868
- Finished goods	6,405,776,905	4,210,017,442
- Goods	-	-
- Allowance for inventories	(891,028,278)	(898,803,589)
Total	19,011,119,742	13,959,588,012

08. Unfinished long-term assets :

09. Increase and decrease of tangible fixed assets :

Items	House, building materials	Devices	Means of transport	Equipment management tools	Total
Cost of tangible fixed assets					
Opening balance	8,913,958,699	99,258,826,461	8,235,438,142	1,333,571,423	117,741,794,725
-Purchase during the first qua	-	-	-	-	-
-Finished capital Investment					-
- Other increases					-
- Conversion into Investment properties					-
- Disposals					-
- Other decreases					-
Closing balance	8,913,958,699	99,258,826,461	8,235,438,142	1,333,571,423	117,741,794,725
Accumulated depereciation					-
Opening balance	8,818,637,891	56,120,828,854	7,546,035,324	1,098,653,651	73,584,155,720
- Depreciation during the first	47,660,403	1,193,154,523	121,659,312	35,147,259	1,397,621,497
- Other increases					-
- Conversion into Investment properties					-
- Disposals	-			-	-
- Other decreases					-
Closing balance	8,866,298,294	57,313,983,377	7,667,694,636	1,133,800,910	74,981,777,217
Residual value					-
- At the beginning of period	95,320,808	43,137,997,607	689,402,818	234,917,772	44,157,639,005
- At the end ofperiod	47,660,405	41,944,843,084	567,743,506	199,770,513	42,760,017,508

10. Increase or decrease in intangible fixed assets :

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

11. Increase or decrease in fixed assets of financial leasing

Khoản mục	House, building materials	Means of transportation and transmitters	Devices	Equipment management tools	Other	Total
Cost of fixed assets						
Opening	173,582,726,065					173,582,726,065
- Financial leasing in the quarter	-					-
Closing	173,582,726,065	-	-	-		173,582,726,065
Accumulated depreciation						
Opening	29,620,696,352					29,620,696,352
- Depreciation in the quarter	1,318,386,098	-	-	-		1,318,386,098
Closing	30,939,082,450	-	-	-		30,939,082,450
Residual value						
- At the beginning of period	143,962,029,713					143,962,029,713
- At the end of period	142,643,643,615					142,643,643,615

12. Biological Assets

12.1. Other biological assets, excluding animals that periodically reach maturity

12.2. Animals that periodically reach maturity

13- Increase or decrease in real estate investment

Description	Opening balance	Expand	Reduction	Closing balance
a, Real Estate Investments for rent				
Cost of investment property	255,567,525,291	0	0	255,567,525,291
- Land using right				
- Storehouse	255,567,525,291			255,567,525,291
- Infrastructure				
Accumulated depreciation	32,070,298,708	2,566,889,538	0	34,637,188,246
- Land using right				
- Storehouse	32,070,298,708	2,566,889,538		34,637,188,246
- Infrastructure				
Net book value of investment prop	223,497,226,583	0	0	220,930,337,045
- Land using right				
- Storehouse	223,497,226,583			220,930,337,045
- Infrastructure				
b, Real Estate Investments held for capital appreciation				
Cost of investment property	2,408,250,000			2,408,250,000
- Land using right				
Net book value of investment prop	2,408,250,000			2,408,250,000
- Land using right				
- Infrastructure				

14. Deferred expenses	End of quarter	Opening balance		
- Short - term	501,850,193	514,829,613		
* Packaging				
* Tools	501,850,193	514,829,613		
- Long-term	50,655,521,516	51,267,839,008		
* Packaging				
* Tools	1,075,877,849	945,213,565		
* Land rent 75,000m2 Binh Duong	49,579,643,667	50,322,625,443		
Total	51,157,371,709	51,782,668,621		
15. Other assets				
16. Borrowings and finance lease liabilities	End of quarter	Opening balance		
- Short-term finance lease debt	1,608,979,307	1,508,542,288		
- Long-term Financial lease debt	166,686,001,667	167,935,888,117		
- Short-term loans	487,271,260,624	487,271,260,624		
- Long-term loans				
- Long-term debt due to be paid		-		
Total	655,566,241,598	656,715,691,029		
17. Accounts payable to suppliers	End of quarter	Opening balance		
- Accounts payable to suppliers - short-term				
* Details for each subject accounts for 10 % or more of total payment;	33,619,981,083	26,450,625,100		
In there:				
+ Binh Minh Do Real Estate Co., Ltd	3,341,794,811	1,679,181,903		
+ TBC-BALL Vietnam Cans Beverage Company Limited	18,924,644,542	15,081,943,197		
+ Takasago International (Singapore) PTE.Ltd	1,664,041,730			
+ CONSTRUCTION JOINT STOCK COMPANY No.1	9,689,500,000	9,689,500,000		
* Payables to other objects	3,835,742,530	8,955,254,908		
Total	37,455,723,613	35,405,880,008		
18. Dividends and profits must be returned	End of quarter	Opening balance		
* Dividends and profits must be returned	241,910,549	241,910,549		
19. Taxes and other payable to the state	Opening	Incurred	Paid	Closing
* Value added tax (VAT)	-	132,178,477	132,178,477	-
- VAT on domestic goods	-			-
- VAT on imported goods	-	132,178,477	132,178,477	-
Import, export duties	-			-
- Corporate income tax	(227,149,044)			(227,149,044)
- Personal income tax	15,780,845	124,922,862	17,103,067	123,600,640
- Natural resource tax	-			-
- Land and house tax, Land lease charges	80,777,569	7,382,673,147		7,463,450,716
- Company service tax	-			-
- Fees and other payables	425,853,702	50,490,207	476,343,909	-
Total	295,263,072	7,690,264,693	625,625,453	7,359,902,312
20. Accrued expenses	End of quarter	Opening balance		
- Shipping costs	1,128,954,635	283,952,900		
- Other costs	541,161,614	403,713,944		
- Sales support expense	1,258,128,938	1,260,974,783		
- Marketing expense	678,489,844	307,513,600		
- Interest expenses	28,500,111,647	4,671,765,703		
- Construction in progress expens	18,129,044,600	27,837,235,261		
Total	50,235,891,278	34,765,156,191		
21. Other payables	End of quarter	Opening balance		

- Short - term	1,444,921,553	555,067,772
* Redundant assets pending ;	8,987,316	8,987,316
* Funding for the union ;	131,227,573	
* Social Insurance	565,394,819	388,125
* Health insurance	108,761,395	9,054,331
* Unemployment insurance	44,975,310	
* Deposits received	571,310,000	531,192,000
* Accounts payable, other payable	14,265,140	5,446,000
- Long-term	End of quarter	Opening balance
* Receive deposits, long-term deposits	24,359,003,265	24,095,642,669
* Accounts payable , other payable		
Total	24,359,003,265	24,095,642,669
22. Unearned Revenue		
23. Bonds issued		
24. Preferred shares classified as liabilities		
25. Provision for long-term payables	End of quarter	Opening balance
* Provision for severance allowances during period	3,223,131,693	3,722,088,985
Total	3,223,131,693	3,722,088,985
26. Deferred tax assets and deferred income tax payable	End of quarter	Opening balance
* Deferred tax assets recorded on:		
- <i>Deferred income tax assets related to deductible temporary differences relating to provision for severance allowances</i>	645,403,639	745,195,097
- <i>Deferred income tax assets related to Financial leases</i>	5,130,267,467	4,577,723,866
- <i>Deferred income tax assets related to the provision for impaired inventory</i>	467,001,659	465,580,734
Total	6,242,672,765	5,788,499,697

27. Equity

a) The table of comparison volatility of equity

	Invested by owners	Owner's other capital	Treasury shares	The exchange rate differences	Fund Development	Other funds under the equity	Profit after tax distribution	Total
A	1	3	4	6	7	9	10	10
Balance as of July 1st, 2025	85,000,000,000		(347,276,838)	-	104,569,834,944	-	(313,435,405,673)	(124,212,847,567)
+ Loss in the period							(26,526,714,378)	(26,526,714,378)
Balance as of September 30, 2025	85,000,000,000		(347,276,838)	-	104,569,834,944	-	(339,962,120,051)	(150,739,561,945)
Balance as of July 1st, 2026	85,000,000,000		(347,276,838)	-	104,569,834,944	-	(364,000,657,076)	(174,778,098,970)
- Loss in the period							(13,119,195,463)	(13,119,195,463)
Balance as of September 30, 2026	85,000,000,000	-	(347,276,838)	-	104,569,834,944	-	(377,119,852,539)	(187,897,294,433)

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

c) The capital transactions with owners and distributions of dividends , profit sharing	3rd quarter, 2026	3rd quarter, 2025
- Invested by owner		
+ Capital contributed Year	85,000,000,000	85,000,000,000
+ Increase in contributed capital		
+ Reduction in capital contributions		
+ Capital contributed last year	85,000,000,000	85,000,000,000
- Dividends and profit sharing		

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

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

d) Dividends, profits	Ending balance	Opening
e) Reasons for the increase/decrease in equity items of the enterprise	Ending balance	Opening
- Development Fund ;	104,569,834,944	104,569,834,944

g) Income and expenses, profits or losses are accounted for directly in Equity in accordance with specific Vietnamese accounting standards.

28. Revaluation Differences of Assets	3rd quarter, 2026	3rd quarter, 2025
29. Exchange Rate Differences	3rd quarter, 2026	3rd quarter, 2025
30. Items outside the Statement of Financial Position	Ending balance	Opening
a) Assets outsourcing :		
b) Assets received for safekeeping, consignment, processing, or entrusted for import and export	9,720,796,026	7,247,418,658
* Finished beverage products: 498.636 lit	9,720,796,026	7,247,418,658
c) Infrastructure assets not included in the state capital component of the enterprise:		
d) Assets of the enterprise used as collateral or mortgage:		
d) Foreign currencies :		
* USD money	2,738.17	654.70
* EUR money	484.63	485.45
e) Bad debts already written off:		
g) Interest on late payments and installments when purchasing assets:		

h) Interest on late payments and installments when selling assets:

i) Other information about items outside the Financial Statements to provide useful information to users of the report.

31. The value of assets held by the enterprise from other parties but whose use is restricted due to limitations imposed by law or liabilities that the enterprise is obligated to pay under contractual agreements or legal provisions.

32. Other information that the business deems necessary to explain or clarify further in order to provide useful information to users.

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

Currency: Dong

	3rd quarter, 2026	3rd quarter, 2025
1. Total revenue from sales and services		
+ Sales of goods		
+ Revenue from beverage sales	40,326,848,563	28,868,972,728
+ Revenue from service provision	55,923,960	524,659,535
+ Revenue from investment real estate business	13,517,324,376	5,879,964,897
+ Other Revenue	18,304,999	5,360,697
Total	53,918,401,898	35,278,957,857
2. Deductions from gross revenues	3rd quarter, 2026	3rd quarter, 2025
In there:		
-Sales discounts	2,135,200,050	1,203,819,754
- Sales Return		
Total	2,135,200,050	1,203,819,754
3. Cost of goods sold	3rd quarter, 2026	3rd quarter, 2025
- Cost services rendered	7,300,000	383,997,978
- Cost of goods sold of finished products and goods	29,663,565,301	23,983,299,441
- Cost of business real estate investment	4,487,241,393	2,496,769,349
- Reversal of allowance for inventories		(63,975,859)
Total	34,158,106,694	26,800,090,909
4. Profit/loss from the sale and liquidation of investment properties.		
5. Financial income	3rd quarter, 2026	3rd quarter, 2025
- Interest income	617,112,557	396,555,907
- Dividend income		
- Realised foreign exchange gains		
Total	617,112,557	396,555,907
6. Financial expenses	3rd quarter, 2026	3rd quarter, 2025
- Interest expense	12,243,524,897	10,774,387,351
- Realised foreign exchange loss		472,548
- Other financial expenses .	430,358,864	
Total	12,673,883,761	10,774,859,899
7. Other income	3rd quarter, 2026	3rd quarter, 2025
- Gain from disposal of fixed assets		
- Penalties for breach of contract		19,113,860
- Suppliers support		
- Other items	473,564,949	75,895,435
Total	473,564,949	95,009,295
8. Other costs	3rd quarter, 2026	3rd quarter, 2025
- The penalty clause ;	50,490,207	383,420,181
- Loss from disposal of fixed assets		

- Land rental cost	959,837,673	994,983,165
- Depreciation		1,298,965,066
- Others	435,252,632	95,874,566
Total	1,445,580,512	2,773,242,978
9. Selling expenses and administration expenses:	3rd quarter, 2026	3rd quarter, 2025
a) The management Expenses incurred during the business	5,342,601,930	5,202,660,107
+ Staff cost	2,960,527,843	2,628,678,804
+ Expenses for renting land	121,306,842	108,231,078
+ Depreciation expense	292,167,374	299,197,676
+ Other expenses	505,690,312	308,473,199
+ Outside services	1,462,909,559	1,858,079,350
b) The cost of sales in the period	12,535,230,440	15,712,748,244
+ Staff cost	4,004,550,827	4,193,221,861
+ Expenses of advertising	89,479,261	296,416,184
+ Expenses of sales support	41,487,860	22,326,432
+ Expenses for renting land	6,236,577,813	9,713,774,814
+ Transportation expenses	1,315,669,148	246,828,358
+ Depreciation expense	401,948,197	401,948,197
+ Other expenses	445,517,334	838,232,398
10. Production and operating costs under factors:	3rd quarter, 2026	3rd quarter, 2025
- Raw material	21,307,796,249	13,460,996,879
- Labour costs	10,772,586,985	11,219,807,855
- Depreciation expense	2,716,007,595	2,777,507,079
- Outside services	2,632,161,860	1,508,535,762
+ Expenses for renting land	6,427,403,223	9,930,284,460
- Other expenses	1,675,627,644	2,136,576,000
Total	45,531,583,556	41,033,708,035
11. Current Corporate Income Tax Expense	3rd quarter, 2026	3rd quarter, 2025
- Current corporate income tax expenses	-	-
- Deferred corporate income tax expenses	(162,328,520)	(170,184,454)
Total	(162,328,520)	(170,184,454)

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

1. Cash held by the business but not used: None
2. Non-cash transactions affecting the future Cash Flow Statement: None
3. Amounts actually collected from borrowings during the period: None
4. Amounts actually repaid in principal during the period: None
5. Purchases and disposals of subsidiaries during the reporting period: None

VIII. Other informations :

1. Contingent liabilities, commitments, and other financial information: None
2. Events occurring after the end of the accounting year: None
3. Information about related parties:

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

				Currency: Dong
Related parties	Relationship	Content	Transaction value excluded	value VAT
Saigon Beer -Alcohol-Bevarage Joint Stock Corporation (SABECO)	Parent company	Sale & service		136,828,696
Saigon Beer -Alcohol-Bevarage Joint Stock Corporation (SABECO)	Parent company	Loan interest		8,030,065,300
ABC Brewery - NCT	Related parties	Sale		9,722,223
MM MEGA MARKET (Vietnam) Co., Ltd.	Related parties Thaibev	Sale		238,500,662
Saigon Tay Do Beer Joint Stock Company	Related parties	Receive dividends		552,500,000
Saigon - Lam Dong Beer Joint Stock Company	Related parties	Sale		
Me Linh Center Co., Ltd	Related parties	Sale		9,117,028
Vietnam Logistics and Supply Chain Company Limited	Related parties Thaibev	Sale		787,038
Saigon-Binh Tay Beer Joint Stock Company	Related parties	Sale		14,531,060
Saigon Beer - Ninh Thuan Joint Stock Company	Related parties	Sale		1,572,727
Saigon Beer Alcohol Beverage Corporation Branch - Saigon Cu Chi Beer Factory	Related parties	Sale		9,074,074
Binh Tay Wine Joint Stock Company	Related parties	Sale		2,592,592
Saigon Beer Trading Company Limited	Related parties	Sale		13,970,497
Saigon Beer Central Trading Joint Stock Company	Related parties	Sale		20,869,020
Saigon Eastern Beer Trading Joint Stock Company	Related parties	Sale		16,775,462
Branch of Eastern Saigon Beer Trading Joint Stock Company in Dong Nai	Related parties	Sale		3,773,149
Branch of Eastern Saigon Beer Trading Joint Stock Company in Ba Ria-Vung Tau	Related parties	Sale		4,793,982
Branch of Eastern Saigon Beer Trading Joint Stock Company in Binh Phuoc	Related parties	Sale		5,717,593
Saigon Song Hau Beer Trading Joint Stock Company	Related parties	Sale		15,625,000
SA BE CO MECHANICAL ONE MEMBER COMPANY LIMITED	Related parties	Sale		9,626,936
TBC-Ball Vietnam Beverage Cans Co., Ltd	Related parties	Purchase		12,575,685,912
MM MEGA MARKET (Vietnam) Co., Ltd.	Related parties Thaibev	Sales support		50,662,657
Saigon - Lam Dong Beer Joint Stock Company	Related parties	Purchase		85,590,000

Until September 30, 2026 unpaid amounts with related parties are as follows :

Currency: Dong

Related parties	Relationship	Content	Value of receivables /payables
Saigon Beer -Alcohol-Bevarage Joint Stock Corporation (SABECO)	Parent company	Sale and service	33,595,199
Saigon Beer -Alcohol-Bevarage Joint Stock Corporation (SABECO)	Parent company	Loan interest	28,500,111,647
Me Linh Center Co., Ltd	Related parties	Sale	5,725,335
Me Linh Center Co., Ltd	Related parties	Service	2,593,920,000
Saigon - Lam Dong Beer Joint Stock Company	Related parties	Sale	92,437,200
Saigon Beer Group One Member Company Limited	Related parties	Sale	6,960,001
MM MEGA MARKET (Vietnam) Co., Ltd.	Related parties Thaibev	Sale	106,857,948
Vietnam Logistics and Supply Chain Co., Ltd.	Related parties Thaibev	Sale	425,001
MM MEGA MARKET (Vietnam) Co., Ltd.	Related parties Thaibev	Sales support	2,449,137
TBC-Ball Vietnam Beverage Cans Co., Ltd	Related parties	Purchase	18,924,644,542

From July 1st, 2026
to September 30, 2026

From July 1st, 2025
to September 30, 2025

Income of key management personnel :

Income of the Executive Board

404,681,294

475,241,592

Income of the Board of Directors, Board of Supervisors

253,308,916

235,390,796

Tan Teck Chuan Lester	Chairman of BOD
Trần Đức Hòa	Member
Phạm Tấn Lợi	Member
Phạm Trung Kiên	Member
Lê Tuấn	Member
Nguyễn Phước Thoại	Head of BOS
Nguyễn Thị Ngọc Dung	Member
Nguyễn Hoàng Hiệp	Member

30,000,000

30,000,000

21,000,000

21,000,000

21,000,000

21,000,000

21,000,000

21,000,000

21,000,000

21,000,000

115,308,916

97,390,796

12,000,000

12,000,000

12,000,000

12,000,000

Person in charge of Accounting


Bùi Thị Kim Chi

HCM City, October 11st 2026

Legal representative



Nguyễn Thủy Phương



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