

**Saigon Beer – Alcohol – Beverage  
Corporation**

Consolidated Financial Statements  
Quarter 1 Year 2021



**Saigon Beer – Alcohol – Beverage Corporation  
Corporate Information**

**Enterprise Registration  
Certificate No.**

0300583659

29 February 2012

The Company's Enterprise Registration Certificate ("ERC") has been amended several times, of which the most recent one is ERC No. 0300583659 dated 18 May 2020. The Enterprise Registration Certificate and its updates were issued by the Ho Chi Minh City Department of Planning and Investment.

**Board of Directors**

Mr. Koh Poh Tiong	Chairman
Mr. Pramoad Phornprapha	Member
Mr. Nguyen Tien Vy	Member
Mr. Michael Chye Hin Fah	Member
Ms. Tran Kim Nga	Member
Mr. Nguyen Tien Dung	Member (until 27 April 2021)
Mr. Luong Thanh Hai	Member (until 27 April 2021)
Mr. Le Thanh Tuan	Member (from 28 April 2021)
Ms. Ngo Minh Chau	Member (from 28 April 2021)

**Board of Management**

Mr. Neo Gim Siong Bennett	General Director
Mr. Teo Hong Keng	Deputy General Director
Mr. Ng Kuan Ngee Melvyn	Deputy General Director
Mr. Lam Du An	Deputy General Director Saigon – Nguyen Chi Thanh Brewery's Director
Mr. Hoang Dao Hiep	Deputy General Director (until 28 Feb 2021)
Ms. Venus Teoh Kim Wei	Deputy General Director (from 01 April 2021)

**Audit Committee**

Mr. Pramoad Phornprapha	Chairman
Mr. Nguyen Tien Vy	Member
Mr. Michael Chye Hin Fah	Member

**Legal Representative**

Mr. Koh Poh Tiong	Chairman
Mr. Neo Gim Siong Bennett	General Director

**Saigon Beer – Alcohol – Beverage Corporation  
Corporate Information (continued)**

<b>Registered Office</b>	No. 187, Nguyen Chi Thanh Street, Ward 12, District 5 Ho Chi Minh City, Vietnam
<b>Contact address</b>	5th Floor, Vincom Commercial Centre, 72 Le Thanh Ton and 45A Ly Tu Trong, Ben Nghe Ward, District 1 Ho Chi Minh City, Vietnam
<b>Branches</b>	Saigon - Cu Chi Brewery Lot C1, D3 Street, Northwest Cu Chi Industrial Zone, Cu Chi Town, Cu Chi District, Ho Chi Minh City, Vietnam  Saigon - Nguyen Chi Thanh Brewery 187, Nguyen Chi Thanh Street, Ward 12, District 5 Ho Chi Minh City, Vietnam

## CONSOLIDATED BALANCE SHEET

As at 31 Mar 2021

VND

Code	ASSETS	Note	31/03/2021	01/01/2021
<b>100</b>	<b>CURRENT ASSETS</b>		<b>19,224,902,005,825</b>	<b>19,513,381,452,440</b>
<b>110</b>	<b>Cash and cash equivalents</b>	<b>4</b>	<b>2,780,498,994,394</b>	<b>2,726,137,088,387</b>
111	Cash		767,228,827,207	844,203,088,387
112	Cash equivalents		2,013,270,167,187	1,881,934,000,000
<b>120</b>	<b>Short-term financial investments</b>	<b>5</b>	<b>13,570,529,000,000</b>	<b>14,547,419,432,877</b>
123	Held-to-maturity investments		13,570,529,000,000	14,547,419,432,877
<b>130</b>	<b>Accounts receivable – short-term</b>		<b>595,353,569,509</b>	<b>590,846,416,109</b>
131	Accounts receivable from customers	6	92,734,859,999	69,331,890,605
132	Prepayments to suppliers	7	121,140,700,261	164,204,071,490
136	Other short-term receivables	8	723,670,082,552	699,600,027,317
137	Allowance for doubtful short-term debts		(342,192,073,303)	(342,289,573,303)
<b>140</b>	<b>Inventories</b>		<b>2,046,533,551,293</b>	<b>1,446,832,994,933</b>
141	Inventories	9	2,123,424,732,828	1,525,038,920,678
149	Allowance for inventories		(76,891,181,535)	(78,205,925,745)
<b>150</b>	<b>Other current assets</b>		<b>231,986,890,629</b>	<b>202,145,520,134</b>
151	Short-term prepaid expenses	11	151,840,599,152	143,821,768,836
152	Deductible value added tax		42,721,003,722	22,192,035,247
153	Taxes receivable from State Treasury		37,425,287,755	36,131,716,051

## CONSOLIDATED BALANCE SHEET

As at 31 Mar 2021

VND

Code	ASSETS	Note	31/03/2021	01/01/2021
<b>200</b>	<b>LONG-TERM ASSETS</b>		<b>7,764,257,717,816</b>	<b>7,861,591,322,918</b>
<b>210</b>	<b>Accounts receivable – long-term</b>		<b>13,168,050,386</b>	<b>11,958,390,566</b>
211	Accounts receivable from customers – long-term		5,988,013,018	5,988,013,018
215	Loans receivable – long-term		4,000,000,000	4,000,000,000
216	Other long-term receivables		42,488,030,291	41,278,370,471
219	Allowance for doubtful long-term debts		(39,307,992,923)	(39,307,992,923)
<b>220</b>	<b>Fixed assets</b>	<b>10</b>	<b>4,739,652,434,736</b>	<b>4,874,503,649,521</b>
<b>221</b>	<b>Tangible fixed assets</b>		<b>3,622,482,072,329</b>	<b>3,753,389,023,744</b>
222	Cost		10,782,425,702,383	10,774,956,789,192
223	Accumulated depreciation		(7,159,943,630,054)	(7,021,567,765,448)
224	Finance lease tangible fixed assets		176,804,041,581	178,134,173,132
225	Cost		179,020,927,499	179,020,927,499
226	Accumulated depreciation		(2,216,885,918)	(886,754,367)
227	Intangible fixed assets		940,366,320,826	942,980,452,645
228	Cost		1,102,240,654,036	1,102,196,654,036
229	Accumulated amortisation		(161,874,333,210)	(159,216,201,391)
<b>230</b>	<b>Investment properties</b>	<b>10</b>	<b>64,604,144,877</b>	<b>65,173,748,670</b>
231	Cost		92,668,621,947	92,668,621,947
232	Accumulated depreciation		(28,064,477,070)	(27,494,873,277)
<b>240</b>	<b>Long-term work in progress</b>		<b>253,152,191,273</b>	<b>28,138,829,026</b>
242	Construction in progress		253,152,191,273	28,138,829,026
<b>250</b>	<b>Long-term financial investments</b>	<b>5</b>	<b>2,186,872,947,065</b>	<b>2,351,285,997,476</b>
252	Investments in associates and jointly controlled entities		2,100,854,913,918	2,049,028,504,129
253	Equity investments in other entities		449,306,380,116	665,885,700,116
254	Allowance for diminution in the value of long-term financial investments		(444,157,226,874)	(444,497,086,674)
255	Held-to-maturity investments		80,868,879,905	80,868,879,905
<b>260</b>	<b>Other long-term assets</b>		<b>506,807,949,479</b>	<b>530,530,707,659</b>
261	Long-term prepaid expenses	11	298,301,440,939	330,639,468,718
262	Deferred tax assets		183,522,536,480	170,769,540,045
263	Long-term tools, supplies and spare parts		24,983,972,060	29,121,698,896
<b>270</b>	<b>TOTAL ASSETS</b>		<b>26,989,159,723,641</b>	<b>27,374,972,775,358</b>

## CONSOLIDATED BALANCE SHEET

As at 31 Mar 2021

VND

Code	RESOURCES	Note	31/03/2021	01/01/2021
<b>300</b>	<b>LIABILITIES</b>		<b>5,808,139,972,715</b>	<b>6,159,696,384,430</b>
<b>310</b>	<b>Current liabilities</b>		<b>4,846,369,155,607</b>	<b>5,173,043,219,872</b>
311	Accounts payable to suppliers	12	1,323,380,281,028	1,652,906,614,848
312	Advances from customers		66,543,685,676	64,714,811,339
313	Taxes payable to State Treasury		1,017,111,092,942	1,257,298,332,033
314	Payable to employees		278,594,301,804	360,587,762,596
315	Accrued expenses	13	549,808,372,139	237,321,466,479
318	Unearned revenue – short-term		597,090,915	781,818,369
319	Other payables – short-term	14	978,745,437,129	966,919,825,167
320	Short-term borrowings		403,563,328,939	448,791,959,859
321	Provisions – short-term		199,849,423	199,849,423
322	Bonus and welfare fund		227,825,715,612	183,520,779,759
<b>330</b>	<b>Long-term liabilities</b>		<b>961,770,817,108</b>	<b>986,653,164,558</b>
331	Long-term accounts payable to suppliers		267,378,291,910	167,227,272,000
337	Other payables – long-term		55,054,916,000	54,553,516,000
338	Long-term borrowings and finance lease liabilities		478,042,585,268	526,263,958,457
341	Deferred tax liabilities		35,398,695,659	36,606,382,644
342	Provisions – long-term		124,993,349,346	126,213,421,774
343	Science and technology development fund		902,978,925	75,788,613,683

## CONSOLIDATED BALANCE SHEET

As at 31 Mar 2021

VND

Code	RESOURCES	Note	31/03/2021	01/01/2021
400	<b>EQUITY</b>		<b>21,181,019,750,926</b>	<b>21,215,276,390,928</b>
410	<b>Owners' equity</b>	<b>16</b>	<b>21,181,019,750,926</b>	<b>21,215,276,390,928</b>
411	Share capital		6,412,811,860,000	6,412,811,860,000
411a	- Ordinary shares with voting rights		6,412,811,860,000	6,412,811,860,000
414	Other capital		3,208,666,226	3,208,666,226
417	Foreign exchange differences		29,011,077,193	26,865,333,874
418	Investment and development fund		1,122,241,373,127	1,122,846,170,630
421	Retained profits		12,283,306,584,806	12,374,498,805,733
421a	- Retained profits brought forward		7,707,110,496,200	7,805,481,048,248
421b	- Retained profit for the current year		4,576,196,088,606	4,569,017,757,485
429	Non-controlling interests		1,330,440,189,574	1,275,045,554,465
440	<b>TOTAL RESOURCES</b>		<b>26,989,159,723,647</b>	<b>27,374,972,775,358</b>



Hoàng Thanh Vân  
Preparer

April 29, 2021



Trần Nguyên Trung  
Chief Accountant



Teo Hong Keng  
Deputy General Director



Neo Gim Siong Bennett  
General Director

## CONSOLIDATED INCOME STATEMENT

VND

Code	ITEMS	Note	Quarter 1		For the 03 month period ended 31 Mar	
			2021	2020	2021	2020
1	Revenue from sales of goods and provision of services	17	5,893,194,879,260	4,938,749,407,435	5,893,194,879,260	4,938,749,407,435
2	Revenue deductions	17	31,901,873,105	29,929,806,755	31,901,873,105	29,929,806,755
10	Net revenue (10 = 01 - 02)	17	5,861,293,006,155	4,908,819,600,680	5,861,293,006,155	4,908,819,600,680
11	Cost of goods sold and services provided	18	4,149,521,698,338	3,555,604,046,684	4,149,521,698,338	3,555,604,046,684
20	Gross profit (20 = 10 - 11)		1,711,771,307,817	1,353,215,553,996	1,711,771,307,817	1,353,215,553,996
21	Financial income	19	417,381,706,068	269,044,219,200	417,381,706,068	269,044,219,200
22	Financial expenses	20	17,359,863,597	20,079,097,127	17,359,863,597	20,079,097,127
23	- In which: Interest expense		14,080,239,135	18,040,511,955	14,080,239,135	18,040,511,955
24	Share of profits in associates and jointly controlled entities		59,679,849,465	40,918,827,464	59,679,849,465	40,918,827,464
25	Selling expenses	21	844,777,343,793	560,208,611,348	844,777,343,793	560,208,611,348
26	General and administration expenses	22	171,066,646,789	141,385,006,840	171,066,646,789	141,385,006,840
30	Net operating profit		1,155,629,009,171	941,505,885,345	1,155,629,009,171	941,505,885,345
31	Other income		77,807,340,480	5,931,223,157	77,807,340,480	5,931,223,157
32	Other expenses		2,321,394,290	2,142,455,597	2,321,394,290	2,142,455,597
40	Results of other activities (40 = 31 - 32)		75,485,946,190	3,788,767,560	75,485,946,190	3,788,767,560
50	Accounting profit before tax (50 = 30 + 40)		1,231,114,955,361	945,294,652,905	1,231,114,955,361	945,294,652,905
51	Income tax expense – current		258,731,621,712	224,285,763,426	258,731,621,712	224,285,763,426
52	Income tax benefit – deferred		(13,960,683,402)	4,026,952,214	(13,960,683,402)	4,026,952,214
60	Net profit after tax (60 = 50 - 51 - 52)		986,344,017,051	716,981,937,265	986,344,017,051	716,981,937,265
	Attributable to:					
61	Equity holders of the Company		920,836,214,228	700,230,101,246	920,836,214,228	700,230,101,246
62	Non-controlling interest		65,507,802,823	16,751,836,019	65,507,802,823	16,751,836,019
70	Basic earnings per share (*)		1,528	1,031	1,367	1,031

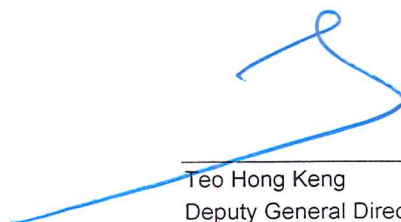


Hoàng Thanh Văn  
Preparer

April 29, 2021



Trần Nguyễn Trung  
Chief Accountant



Teo Hong Keng  
Deputy General Director



Neo Gim Siong Bennett  
General Director



## CONSOLIDATED CASH FLOW STATEMENT

VND

Code	ITEMS	For the 03 month period ended 31 Mar	
		2021	2020
	<b>I. CASH FLOWS FROM OPERATING ACTIVITIES</b>		
1	Accounting profit before tax	1,231,114,955,361	945,294,652,905
	<i>Adjustments for:</i>		
2	Depreciation and amortisation	143,908,228,981	148,739,781,261
3	Allowances and provisions	(1,750,611,616)	(909,208,722)
4	Exchange losses/(gains) arising from revaluation of monetary items denominated in foreign currencies	(13,002,195,334)	(1,885,806,981)
5	Profits from investing activities	(461,240,370,496)	(283,642,983,979)
6	Interest expenses	14,080,239,135	18,040,511,955
7	Other adjustments	(72,914,960,160)	-
8	<b>Operating profit before changes in working capital</b>		
9	Change in receivables	(99,279,131,862)	(39,183,408,962)
10	Change in inventories	(594,558,907,673)	(284,593,301,997)
11	Change in payables and other liabilities	(218,404,243,901)	(1,268,205,938,907)
12	Change in prepaid expenses	24,321,009,526	(13,101,420,918)
14	Interest paid	(6,543,028,098)	(18,820,222,172)
15	Corporate income tax paid	(348,177,740,540)	(287,756,782,647)
17	Other payments for operating activities	(4,443,677,863)	(11,036,921,001)
20	<b>Net cash flows from operating activities</b>	<b>(406,890,434,540)</b>	<b>(1,097,061,050,165)</b>
	<b>II. CASH FLOWS FROM INVESTING ACTIVITIES</b>		
21	Payments for additions to fixed assets	(60,891,135,168)	(130,676,330,707)
22	Proceeds from disposals of fixed assets	1,440,687,000	672,000,000
23	Placements of term deposits at banks	(1,916,500,000,000)	(1,856,965,041,096)
24	Collections of term deposits at banks	2,893,390,432,877	3,425,650,000,000
26	Proceeds from withdrawal of investments in other entities	409,861,993,444	-
27	Receipts of interests and dividends	205,721,861,700	211,542,955,575
30	<b>Net cash flows from investing activities</b>	<b>1,533,023,839,853</b>	<b>1,650,223,583,772</b>

## CONSOLIDATED CASH FLOW STATEMENT

VND

Code	ITEMS	For the 03 month period ended 31 Mar	
		2021	2020
	<b>III. CASH FLOWS FROM FINANCING ACTIVITIES</b>		
33	Proceeds from borrowings	944,935,416,947	678,488,955,343
34	Payments to settle loan principals	(1,042,007,808,509)	(647,061,146,729)
36	Payments of dividends	(974,718,336,792)	(2,254,139,739,003)
40	<b>Net cash flows from financing activities</b>	<b>(1,071,790,728,354)</b>	<b>(2,222,711,930,389)</b>
50	<b>Net cash flows during the year (50 = 20 + 30 + 40)</b>	<b>54,342,676,959</b>	<b>(1,669,549,396,782)</b>
60	Cash and cash equivalents at beginning of period	2,726,137,088,387	4,115,884,646,637
61	Effect of exchange rate fluctuations on cash and cash equivalents	19,229,048	766,744,710
70	<b>Cash and cash equivalents at end of period</b>	<b>2,780,498,994,394</b>	<b>2,447,101,994,565</b>



*Hoàng Thanh Vân*

Hoàng Thanh Vân  
Preparer

*Trần Nguyên Trung*

Trần Nguyên Trung  
Chief Accountant

*Teo Hong Keng*

Teo Hong Keng  
Deputy General Director

*Neo Gim Siong Bennett*

Neo Gim Siong Bennett  
General Director

April 29, 2021

## 1. Basis of preparation

### (a) *Statement of compliance*

These consolidated financial statements have been prepared in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for enterprises and the relevant statutory requirements applicable to financial reporting.

### (b) *Basis of measurement*

The consolidated financial statements, except for the consolidated statement of cash flows, are prepared on the accrual basis using the historical cost concept. The consolidated statement of cash flows is prepared using the indirect method.

### (c) *Annual accounting period*

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

### (d) *Accounting and presentation currency*

The Group's accounting currency is Vietnam Dong ("VND"), which is also the currency used for consolidated financial statements presentation purpose.

## 2. Summary of significant accounting policies

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

### (a) *Basis of consolidation*

#### (i) *Subsidiaries*

Subsidiaries are entities controlled by the Group. The financial statements of the subsidiaries are consolidated in the consolidated financial statements from the date that control commences until the date that control ceases.

#### (ii) *Non-controlling interests*

Non-controlling interests ("NCI") are measured at their proportionate share of the acquiree's identifiable net assets at date of acquisition.

Changes in the Group's interest in a subsidiary that do not result in a loss of control are accounted for as transactions with owners. The difference between the change in the Group's share of net assets of the subsidiary and any consideration paid or received is recorded directly in retained profits under equity.

*(iii) Associates and jointly controlled entities (equity accounted investees)*

Associates are those entities in which the Group has significant influence, but not control, over the financial and operating policies. Jointly controlled entities are those entities over whose activities the Group has joint control, established by contractual agreement and requiring unanimous consent for strategic financial and operating decisions.

Associates and jointly controlled entities are accounted for using the equity method (equity accounted investees). They are initially recognised at cost, which includes transaction costs. Subsequent to initial recognition, the consolidated financial statements include the Group's share of the profit or loss of the equity accounted investees, after adjustments to align the accounting policies with those of the Group, from the date that significant influence or joint control commences until the date that significant influence or joint control ceases. The carrying amount of investments in equity accounted investees is also adjusted for the alterations in the investor's proportionate interest in the investees arising from changes in the investee's equity that have not been included in the income statement (such as revaluation of fixed assets, or foreign exchange translation differences, etc.).

When the Group's share of losses exceeds its interest in an equity accounted investee, the carrying amount of that interest (including any long-term investments) is reduced to nil and the recognition of further losses is discontinued except to the extent that the Group has an obligation or has made payments on behalf of the investee.

*(iv) Transactions eliminated on consolidation*

Intra-group transactions, balances, and any unrealised income and expenses arising from intra-group transactions, are eliminated in preparing the consolidated financial statements. Unrealised gains and losses arising from transactions with equity accounted investees are eliminated against the investment to the extent of the Group's interest in the investee.

*(v) Business combination*

Business combinations are accounted for using the acquisition method as at the acquisition date, which is the date on which control is transferred to the Group. Control exists when the Group has the power to govern the financial and operating policies of an entity so as to obtain benefits from its activities. In assessing control, potential voting rights that presently are exercisable are taken into account.

Cost of a business combination (cost of the acquisition) is the aggregate amount of the fair values, at the date of exchange, of assets given, liabilities incurred or assumed, and equity instruments issued by the acquirer in the acquisition in exchange for control of the acquiree and any costs directly attributable to the business combination. Identifiable assets acquired, identifiable liabilities and contingent liabilities assumed in a business combination are recognised at fair value at the acquisition date.

Any goodwill that arises representing the excess of the cost of the acquisition over the Group's interest in the net fair value of the identifiable assets, liabilities and contingent liabilities of the acquiree is recognised in consolidated balance sheet, then amortised through to the consolidated statement of income. When the excess is negative (gain from bargain purchase), it is recognised in the consolidated statement of income for the acquired year after a reassessment has been performed to ensure that the measurement of identifiable assets acquired, liabilities and contingent liabilities assumed and the cost of the business combination appropriately reflects consideration of all available information as of the acquisition date.

**(b) Foreign currency**

**(i) Foreign currency transactions**

Transactions in currencies other than VND during the year have been translated into VND at actual rates of exchange ruling at the transaction dates.

Monetary assets and liabilities denominated in currencies other than VND are translated into VND at the account transfer buying rate and account transfer selling rate, respectively, at the end of the annual accounting period quoted by the commercial bank where the Group most frequently conducts transactions.

All foreign exchange differences are recorded in the consolidated statement of income.

**(ii) Translation of financial statements of associate from the accounting currency to the presentation currency**

Assets and liabilities of associate which denominated in currency other than VND are translated to VND at exchange rates at the end of the annual accounting period. Income and expenses of this associate are translated to VND at exchange rates at the dates of transactions.

Foreign currency differences arising from the translation of financial statements of associate which denominated in currency other than VND are recognised in the consolidated balance sheet under the caption "Foreign exchange differences" in equity.

**(c) Cash and cash equivalents**

Cash comprises cash balances and call deposits. Cash equivalents are short-term highly liquid investments that are readily convertible to known amounts of cash, are subject to an insignificant risk of changes in value, and are held for the purpose of meeting short-term cash commitments rather than for investment or other purposes.

**(d) Investments**

**(i) Held-to-maturity investments**

Held-to-maturity investments are those that the Group's management has the intention and ability to hold until maturity. Held-to-maturity investments include term deposits at banks, bonds and loans receivable held to maturity. These investments are stated at costs less allowance for doubtful debts.

(ii) *Investments in equity instruments of other entities*

Investments in equity instruments of other entities are initially recognised at cost which include purchase price plus any directly attributable transaction costs. Subsequent to initial recognition, these investments are stated at cost less allowance for diminution in value. An allowance is made for diminution in investment values if the investee has suffered a loss, except where such a loss was anticipated by the Group's management before making the investment. The allowance is reversed if the investee subsequently made a profit that offsets the previous loss for which the allowance had been made. An allowance is reversed only to the extent that the investment's carrying amount does not exceed the carrying amount that would have been determined if no allowance had been recognised.

(e) *Accounts receivable*

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

(f) *Inventories*

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

The Group applies the perpetual method of accounting for inventories.

(g) *Tangible fixed assets*

(i) *Cost*

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

(ii) *Depreciation*

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

▪ buildings and structures	5 – 45 years
▪ machinery and equipment	5 – 30 years
▪ motor vehicles	3 – 10 years
▪ office equipment	3 – 15 years
▪ others	2 – 20 years

(h) *Intangible fixed assets*

(i) *Land use rights*

Land use rights comprise:

- those granted by the State for which land use payments are collected;
- those acquired in a legitimate transfer; and
- rights to use leased land obtained before the effective date of Land Law (2003) for which payments have been made in advance for more than 5 years and supported by land use right certificate issued by competent authority.

Land use rights with indefinite term are stated at cost and not amortised. Land use rights with definite term are stated at cost less accumulated amortisation. The initial cost of land use rights comprises the purchase price and any direct attributable costs incurred in conjunction with securing the land use rights. Land use rights with definite term are amortised on a straight-line basis over the term of the land use rights ranging from 32 to 49 years.

(ii) *Software*

Cost of acquiring new software, which is not an integral part of the related hardware, is capitalised and treated as an intangible asset. Software cost is amortised on a straight-line basis over 3 years.

(i) *Investment properties*

(i) *Investment property held to earn rental*

*Cost*

Investment property held to earn rental is stated at cost less accumulated depreciation. The initial cost of an investment property held to earn rental comprises its purchase price, cost of land use rights and any directly attributable expenditure of bringing the property to the condition necessary for it to be capable of operating in the manner intended by the Board of Management. Expenditure incurred after the investment property held to earn rental has been put into operation, such as repairs and maintenance, is charged to the consolidated statement of income in the period in which the expenditure is incurred. In situations where it can be clearly demonstrated that the expenditure has resulted in future economic benefits in excess of the originally assessed standard of performance of the existing investment property held to earn rental, the expenditure is capitalised as an additional cost of the investment property.

*Depreciation*

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

- |                            |               |
|----------------------------|---------------|
| ▪ land use rights          | 16 – 47 years |
| ▪ buildings and structures | 5 – 45 years  |

*(ii) Investment property held for capital appreciation*

Investment property held for capital appreciation is stated at cost less any devaluation in market price. The carrying amount of an investment property item held for capital appreciation is reduced when there is evidence that its market price falls below its carrying amount and the loss can be measured reliably. Any reduction in value of investment property held for capital appreciation is charged to cost of sales.

*(j) Construction in progress*

Construction in progress represents the cost of construction and machinery which have not been fully completed or installed. No depreciation is provided for construction in progress during the period of construction and installation.

*(k) Long-term prepaid expenses*

*(i) Returnable packaging*

Returnable packaging includes bottles and crates being used in the Group's production and business activities and is initially stated at costs. Returnable packaging is amortised on a straight-line basis over 2 to 3 years.

*(ii) Prepaid land costs*

Prepaid land costs comprise prepaid land lease rentals, including those for which the Group obtained land use rights certificate but are not qualified as intangible fixed assets under Circular No. 45/2013/TT-BTC dated 25 April 2013 of the Ministry of Finance providing guidance on management, use and depreciation of fixed assets, and other costs incurred in conjunction with securing the use of leased land. These costs are recognised in the consolidated statement of income on a straight-line basis over the term of the lease of 32 to 48 years.

*(iii) Tools and instruments*

Tools and instruments include assets held for use by the Company in the normal course of business whose costs of individual items are less than VND30 million and therefore not qualified for recognition as fixed assets under prevailing regulation. Costs of tools and instruments are amortised on a straight-line basis over 2 to 3 years.

*(l) Trade and other payables*

Trade and other payables are stated at their cost.



(m) *Provisions*

A provision is recognised if, as a result of a past event, the Group has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability.

(i) *Severance allowance*

Under the Vietnamese Labour Code, when an employee who has worked for 12 months or more (“the eligible employees”) voluntarily terminates his/her labour contract, the employer is required to pay the eligible employee severance allowance calculated based on years of service and employee’s compensation at termination. Provision for severance allowance has been provided based on employees’ years of service and their average salary for the six-month period prior to the end of the annual accounting period. For the purpose of determining the number of years of service by an employee, the period for which the employee participated in and contributed to unemployment insurance in accordance with prevailing laws and regulations and the period for which severance allowance has been paid by the Group are excluded.

(n) *Share capital*

*Ordinary shares*

Ordinary shares are stated at par value. The excess of cash received from share issuance over par value is recorded as share premium. Incremental costs directly attributable to the issue of shares, net of tax effects, are recognised as a deduction from share premium.

(o) *Taxation*

Income tax on the profit or loss for the period comprises current and deferred tax. Income tax is recognised in the consolidated statement of income except to the extent that it relates to items recognised directly to equity, in which case it is recognised in equity.

Current tax is the expected tax payable on the taxable income for the period, using tax rates enacted at the end of the annual accounting period, and any adjustment to tax payable in respect of previous periods.

Deferred tax is provided using the balance sheet method, providing for temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. The amount of deferred tax provided is based on the expected manner of realisation or settlement of the carrying amounts of assets and liabilities using the tax rates enacted or substantively enacted at the end of the accounting period.

A deferred tax asset is recognised only to the extent that it is probable that future taxable profits will be available against which the temporary difference can be utilised. Deferred tax assets are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

(p) *Revenue and other income*

(i) *Goods sold*

Revenue from the sale of goods is recognised in the consolidated statement of income when significant risks and rewards of ownership have been transferred to the buyer. No revenue is recognised if there are significant uncertainties regarding recovery of the consideration due or possible return of goods. Revenue on sales of goods is recognised at the net amount after deducting sales discounts stated on the invoice.

(ii) *Services rendered*

Revenue from services rendered is recognised in the consolidated statement of income in proportion to the stage of completion of the transaction at the balance sheet date. The stage of completion is assessed by reference to surveys of work performed. No revenue is recognised if there are significant uncertainties regarding recovery of the consideration due.

(iii) *Rental income*

Rental income from leased property is recognised in the consolidated statement of income on a straight-line basis over the term of the lease. Lease incentives granted are recognised as an integral part of the total rental income.

(iv) *Interest income*

Interest income is recognised in the consolidated statement of income on a time proportion basis with reference to the principal outstanding and the applicable interest rate.

(v) *Dividend income*

Dividend income is recognised when the right to receive dividend is established. Share dividends are not recognised as income. Dividends received which are attributable to the period before investment acquisition date are deducted from the carrying amount of the investment.

(q) *Leases*

(i) *Leased assets*

Leases in terms of which the Group, as lessee, assumes substantially all the risks and rewards of ownership are classified as finance leases. Tangible fixed assets acquired by way of finance leases are stated at an amount equal to the lower of fair value and the present value of the minimum lease payments at inception of the lease, less accumulated depreciation.

Depreciation on finance leased assets is computed on a straight-line basis over the shorter of the lease term and the estimated useful lives of the leased assets unless it is reasonably certain that the Group will obtain ownership by the end of the lease term. The estimated useful lives of finance leased assets are consistent with the useful lives of tangible fixed assets as described in Note 2(g).

Assets held under other leases are classified as operating leases and are not recognised in the Group's balance sheet.

**(ii) Lease payments**

Payments made under operating leases are recognised in the consolidated statement of income on a straight-line basis over the term of the lease. Lease incentives received are recognised in the consolidated statement of income as an integral part of the total lease expense, over the term of the lease.

Lease payments made under finance leases are apportioned between the finance expense and the reduction of the outstanding liability. The finance expense is allocated to each period during the lease term so as to produce a constant periodic rate of interest on the remaining balance of the liability.

**(r) Borrowing costs**

Borrowing costs are recognised as an expense in the period in which they are incurred, except where the borrowing costs relate to borrowings in respect of the construction of qualifying assets, in which case the borrowing costs incurred during the period of construction are capitalised as part of the cost of the assets concerned.

**(s) Earnings per share**

The Group presents basic earnings per share ("EPS") for its ordinary shares. Basic EPS is calculated by dividing the profit or loss attributable to the ordinary shareholders (after deducting any amounts appropriated to bonus and welfare fund for the accounting period) by the weighted average number of ordinary shares outstanding during the period.

The Group did not have potentially dilutive shares and regulations on presentation of diluted earnings per share are not applied.

**(t) Segment reporting**

A segment is a distinguishable component of the Group that is engaged either in providing related products or services (business segment), or in providing products or services within a particular economic environment (geographical segment), which is subject to risks and rewards that are different from those of other segments. The Group's primary format for segment reporting is based on business segments.

**(u) Related parties**

Parties are considered to be related to the Group if one party has the ability, directly or indirectly, to control the other party or exercise significant influence over the other party in making financial and operating decisions, or where the Group and the other party are subject to common control or significant influence. Related parties may be individuals or corporate entities and include close family members of any individual considered to be a related party.

**Saigon Beer – Alcohol – Beverage Corporation**  
**Notes to the consolidated financial statements (continued)**

Form B 09 – DN/HN

(v) *Comparative information*

Comparative information in these consolidated financial statements is presented as corresponding figures. Under this method, comparative information for the prior year is included as an integral part of the current period financial statements and are intended to be read only in relation to the amounts and other disclosures relating to the current year. Accordingly, the comparative information included in these consolidated financial statements is not intended to present the Group's consolidated financial position, results of operation or cash flows for the prior year.

15/11/2011

SAIGON BEER - ALCOHOL - BEVERAGE CORPORATION  
Notes to the consolidated financial statements (continued)

Form B09-DN/HN

4 CASH AND CASH EQUIVALENTS

	31/03/2021 VND	01/01/2021 VND
Cash on hand	4,614,576,331	8,109,556,005
Cash in bank	762,614,250,876	836,093,532,382
Cash equivalents (*)	2,013,270,167,187	1,881,934,000,000
<b>TOTAL</b>	<b><u>2,780,498,994,394</u></b>	<b><u>2,726,137,088,387</u></b>

(\*) Cash equivalents represented term deposits at banks with original terms to maturity of three months or less

SAIGON BEER - ALCOHOL - BEVERAGE CORPORATION  
Notes to the consolidated financial statements (continued)

Form B09-DN/HH

5 INVESTMENTS

(a) Held-to-maturity investments

(i) Short-term

	31/03/2021			01/01/2021		
	Cost VNĐ	Allowance VNĐ	Book value VNĐ	Cost VNĐ	Allowance VNĐ	Book value VNĐ
Term deposits (*)	13,570,529,000,000	-	13,570,529,000,000	14,547,419,432,877	-	14,547,419,432,877
	<u>13,570,529,000,000</u>	<u>-</u>	<u>13,570,529,000,000</u>	<u>14,547,419,432,877</u>	<u>-</u>	<u>14,547,419,432,877</u>

(\*) Term deposits represent deposits at banks with the remaining maturity from 3 months to 12 months.

(ii) Long-term

Long-term investments held-to-maturity represent investments of the Group into bonds. The details are as follows:

	31/03/2021			01/01/2021		
	Cost VNĐ	Allowance VNĐ	Book value VNĐ	Cost VNĐ	Allowance VNĐ	Book value VNĐ
Shipbuilding Industry Corporation	20,868,879,905	(20,868,879,905)	-	20,868,879,905	(20,868,879,905)	-
Term deposits	60,000,000,000	-	60,000,000,000	60,000,000,000	-	60,000,000,000
	<u>80,868,879,905</u>	<u>(20,868,879,905)</u>	<u>60,000,000,000</u>	<u>80,868,879,905</u>	<u>(20,868,879,905)</u>	<u>60,000,000,000</u>

(b) Equity investments in other entities

	31/03/2021		01/01/2021	
	Cost VNĐ	Allowance VNĐ	Cost VNĐ	Allowance VNĐ
Investments in associates and jointly controlled entities (i)	2,100,854,913,918	(102,210,427,352)	2,049,028,504,129	(102,210,427,352)
Equity investments in other entities (ii)	449,306,380,116	(341,946,799,522)	665,885,700,116	(342,286,659,322)
	<u>2,550,161,294,034</u>	<u>(444,157,226,874)</u>	<u>2,714,914,204,245</u>	<u>(444,497,086,674)</u>

**SAIGON BEER - ALCOHOL - BEVERAGE CORPORATION**  
**Notes to the consolidated financial statements (continued)**

Form B09-DN/HN

**5 INVESTMENTS (continued)**

**(b) Equity investments in other entities (continued)**

**(i) Investments in associates and jointly controlled entities**

Company name	31/03/2021				01/01/2021			
	Voting right %	Interest %	Cost VNĐ	Allowance VNĐ	Voting right %	Interest %	Cost VNĐ	Allowance VNĐ
Thanh Nam Consultant Investment - Engineering and Technology Transfer Joint Stock Company	28.57%	28.57%	329,653,546	-	28.57%	28.57%	329,653,546	-
Mechanical And Industrial Construction Joint Stock Company	26.00%	26.00%	6,786,005,605	-	26.00%	26.00%	6,634,611,156	-
Saigon Tay Do Beer - Beverage Joint Stock Company	34.92%	27.62%	101,012,075,131	-	34.92%	27.62%	105,166,392,165	-
Saigon Binh Tay Beer Group Joint Stock Company	22.18%	21.80%	494,709,988,405	-	22.18%	21.80%	497,424,046,356	-
Saigon – Bac Lieu Beer Joint Stock Company	20.00%	10.20%	37,222,813,878	-	20.00%	10.20%	37,736,550,074	-
Truong Sa Food - Food Business Joint Stock Company	38.98%	38.62%	4,877,957,381	(4,877,957,381)	38.98%	38.62%	4,877,957,381	(4,877,957,381)
Saigon - Phutho Beer Joint Stock Company	33.85%	30.84%	76,392,755,573	-	33.85%	30.84%	76,988,553,528	-
Sai Gon – Mien Trung Beer Joint Stock Company	32.41%	32.40%	167,134,418,782	-	32.41%	32.40%	159,912,655,618	-
Tan Thanh Investment Trading Company Limited	29.00%	29.00%	70,829,555,721	(70,829,555,721)	29.00%	29.00%	70,829,555,721	(70,829,555,721)
Sai Gon – Vinh Long Beer Joint Stock Company	20.00%	20.00%	53,132,882,372	-	20.00%	20.00%	54,828,489,105	-
Sai Gon – Kien Giang Beer Joint Stock Company	20.00%	20.00%	20,614,657,685	-	20.00%	20.00%	23,576,877,118	-
Me Linh Point Limited	25.00%	25.00%	150,028,824,315	-	25.00%	25.00%	138,972,042,458	-
Crown Beverage Cans Saigon Limited	30.00%	30.00%	458,324,580,477	-	30.00%	30.00%	421,373,260,968	-
Malaya - Vietnam Glass Limited	30.00%	30.00%	298,210,987,263	-	30.00%	30.00%	289,884,838,556	-
San Miguel Yamamura Phu Tho Packaging Company Limited	35.00%	35.00%	63,136,467,397	-	35.00%	35.00%	62,363,920,103	-
Vietnam Spirits And Wine LTD.	45.00%	45.00%	26,502,914,250	(26,502,914,250)	45.00%	45.00%	26,502,914,250	(26,502,914,250)
Sai Gon – Khanh Hoa Beer Joint Stock Company	26.00%	26.00%	44,840,994,371	-	26.00%	26.00%	45,329,335,287	-
Saigon – Bentre Beer Joint Stock Company	20.00%	20.00%	26,767,381,766	-	20.00%	20.00%	26,296,850,739	-
			<u>2,100,854,913,918</u>	<u>(102,210,427,352)</u>			<u>2,049,028,504,129</u>	<u>(102,210,427,352)</u>



**SAIGON BEER - ALCOHOL - BEVERAGE CORPORATION**  
**Notes to the consolidated financial statements (continued)**

Form B09-DN/HH

**5 INVESTMENTS (continued)**

**(b) Equity investments in other entities (continued)**

**(ii) Equity investments in other entities**

	31/03/2021		01/01/2021	
	Cost	Allowance	Cost	Allowance
	VNĐ	VNĐ	VNĐ	VNĐ
Orient Commercial Joint Stock Bank	-	-	216,579,320,000	-
Dong A Commercial Joint Stock Bank	136,265,460,000	(136,265,460,000)	136,265,460,000	(136,265,460,000)
Sai Gon Packaging Group Joint Stock Company	50,000,000,000	-	50,000,000,000	-
PVI Holdings	51,475,140,000	(35,695,935,000)	51,475,140,000	(36,035,794,800)
Underground Space Investment Development Corporation	23,085,000,000	(23,085,000,000)	23,085,000,000	(23,085,000,000)
Phuong Dong Petroleum Tourism Joint Stock Company	30,700,950,000	(30,700,950,000)	30,700,950,000	(30,700,950,000)
Saigon Securities Investment Fund A2	35,757,720,722	(35,757,720,722)	35,757,720,722	(35,757,720,722)
Dai Viet Securities Incorporation	45,000,000,000	(45,000,000,000)	45,000,000,000	(45,000,000,000)
Sai Gon - Dong Nai Beer Joint - Stock Company	3,954,000,000	(3,954,000,000)	3,954,000,000	(3,954,000,000)
Development Investment Construction Joint Stock Company	14,992,108,200	-	14,992,108,200	-
Vietnam - Binh Tay Alcohol Joint Stock Company	300,000,000	(300,000,000)	300,000,000	(300,000,000)
Saigon Dong Ha Tourist Joint Stock Company	5,600,000,000	(5,600,000,000)	5,600,000,000	(5,600,000,000)
Nha Trang Trade Tourism Joint Stock Company	1,161,147,000	(1,161,147,000)	1,161,147,000	(1,161,147,000)
Saigon Beer Transportation Joint Stock Company	26,588,267,394	-	26,588,267,394	-
Sabeco HP Investment Company Limited	24,426,586,800	(24,426,586,800)	24,426,586,800	(24,426,586,800)
	<u>449,306,380,116</u>	<u>(341,946,799,522)</u>	<u>665,885,700,116</u>	<u>(342,286,659,322)</u>





SAIGON BEER - ALCOHOL - BEVERAGE CORPORATION  
Notes to the consolidated financial statements (continued)

B09-DN/HH

6 ACCOUNTS RECEIVABLE FROM CUSTOMERS

	31/03/2021 VND	01/01/2021 VND
Third parties	38,795,074,136	42,358,186,993
Related parties (Note 23)	53,939,785,863	26,973,703,612
<b>TOTAL</b>	<b><u>92,734,859,999</u></b>	<b><u>69,331,890,605</u></b>

7 PREPAYMENTS TO SUPPLIERS

	31/03/2021 VND	01/01/2021 VND
Third parties	121,140,700,261	164,204,071,490
Related parties (Note 23)	-	-
<b>TOTAL</b>	<b><u>121,140,700,261</u></b>	<b><u>164,204,071,490</u></b>

8 OTHER RECEIVABLES

	31/03/2021 VND	01/01/2021 VND
(a) Other short-term receivables		
Receivables due to difference between value of capital contribution in kind and agreed capital contribution in an associate	277,230,733,543	277,230,733,543
Interest income receivables	378,269,964,395	329,185,963,259
Dividend receivables	2,193,900,000	37,954,694,500
Other short-term receivables	65,975,484,614	55,228,636,015
<b>TOTAL</b>	<b><u>723,670,082,552</u></b>	<b><u>699,600,027,317</u></b>
<i>In which:</i>		
Third parties	444,832,406,716	383,610,245,229
Related parties (Note 23)	278,837,675,836	315,989,782,088
	<b><u>723,670,082,552</u></b>	<b><u>699,600,027,317</u></b>
(b) Other long-term receivables		
Deposits	34,469,165,291	33,259,505,471
Others	8,018,865,000	8,018,865,000
<b>TOTAL</b>	<b><u>42,488,030,291</u></b>	<b><u>41,278,370,471</u></b>

SAIGON BEER - ALCOHOL - BEVERAGE CORPORATION  
Notes to the consolidated financial statements (continued)

B09-DN/HN

9 INVENTORIES

	31/03/2021	01/01/2021
	VND	VND
Goods in transit	134,546,149,379	139,641,084,955
Raw materials	550,912,077,165	401,351,146,325
Tools and supplies	186,915,041,498	147,061,665,076
Work in progress	217,466,476,396	214,176,027,541
Finished goods, Merchandise inventories	1,033,584,988,390	622,808,996,781
<b>TOTAL</b>	<b><u>2,123,424,732,828</u></b>	<b><u>1,525,038,920,678</u></b>

10 FIXED ASSETS

(a) Tangible fixed assets

	<i>Buildings and structures</i>	<i>Machinery and Equipment</i>	<i>Motor vehicles</i>	<i>Office equipment</i>	<i>Others</i>	<i>Total</i>
<b>Cost</b>						
Opening balance	2,115,980,817,406	8,232,148,288,565	252,733,707,252	164,844,129,295	9,249,846,674	10,774,956,789,192
Increases in the year:						
<i>In which:</i>						
<i>New purchases</i>	2,601,309,076	2,428,573,621	-	854,018,000	-	5,883,900,697
<i>Transferred from construction in progress</i>	2,025,921,364	588,751,685	-	-	-	2,614,673,049
<i>Reclassification</i>	-	(96,000,000)	-	96,000,000	-	-
Decreases in the year:						
<i>In which:</i>						
<i>Sold, disposed</i>	-	(131,000,000)	(898,660,555)	-	-	(1,029,660,555)
<b>Closing balance</b>	<b>2,120,608,047,846</b>	<b>8,234,938,613,871</b>	<b>251,835,046,697</b>	<b>165,794,147,295</b>	<b>9,249,846,674</b>	<b>10,782,425,702,383</b>
<b>Accumulated depreciation</b>						
Opening balance	1,075,752,830,510	5,604,489,684,149	204,083,392,117	130,578,998,258	6,662,860,414	7,021,567,765,448
Depreciation for the year	24,300,501,388	107,422,884,434	3,790,189,549	3,647,456,435	189,330,012	139,350,361,818
<i>Reclassification</i>	-	(96,000,000)	-	96,000,000	-	-
<i>Sold, disposed</i>	-	(75,836,657)	(898,660,555)	-	-	(974,497,212)
<b>Closing balance</b>	<b>1,100,053,331,898</b>	<b>5,711,740,731,926</b>	<b>206,974,921,111</b>	<b>134,322,454,693</b>	<b>6,852,190,426</b>	<b>7,159,943,630,054</b>
<b>Net book value</b>						
Opening balance	1,040,227,986,896	2,627,658,604,416	48,650,315,135	34,265,131,037	2,586,986,260	3,753,389,023,744
<b>Closing balance</b>	<b>1,020,554,715,948</b>	<b>2,523,197,881,945</b>	<b>44,860,125,586</b>	<b>31,471,692,602</b>	<b>2,397,656,248</b>	<b>3,622,482,072,329</b>

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SAIGON BEER - ALCOHOL - BEVERAGE CORPORATION  
Notes to the consolidated financial statements (continued)

B09-DN/HN

10 FIXED ASSETS

(b) Finance Lease Tangible fixed assets

	<i>Buildings and structures</i>
<b>Cost</b>	
Opening balance	179,020,927,499
Closing balance	<u>179,020,927,499</u>
<b>Accumulated Depreciation</b>	
Opening balance	886,754,367
Charge for the year	1,330,131,551
Closing balance	<u>2,216,885,918</u>
<b>Net book value</b>	
Opening balance	<u>178,134,173,132</u>
Closing balance	<u>176,804,041,581</u>

SAIGON BEER - ALCOHOL - BEVERAGE CORPORATION  
Notes to the consolidated financial statements (continued)

Form B09-DN/HN

10 FIXED ASSETS (continued)  
(c) Intangible fixed assets

	Land use rights	Software	Others	Total
<b>Cost:</b>				
Opening balance	1,024,181,907,580	77,910,746,456	104,000,000	1,102,196,654,036
New purchase	-	44,000,000	-	44,000,000
Closing balance	<u>1,024,181,907,580</u>	<u>77,954,746,456</u>	<u>104,000,000</u>	<u>1,102,240,654,036</u>
<b>Accumulated amortisation:</b>				
Opening balance	90,430,621,437	68,683,873,954	101,706,000	159,216,201,391
Amortization for the year	1,708,374,348	947,463,471	2,294,000	2,658,131,819
Closing balance	<u>92,138,995,785</u>	<u>69,631,337,425</u>	<u>104,000,000</u>	<u>161,874,333,210</u>
<b>Net book value</b>				
Opening balance	933,751,286,143	9,226,872,502	2,294,000	942,980,452,645
Closing balance	<u>932,042,911,795</u>	<u>8,323,409,031</u>	<u>-</u>	<u>940,366,320,826</u>

10 FIXED ASSETS (continued)  
(c) Intangible fixed assets (continued)

Land use rights included the value of land use rights that the Company has recorded at the estimated value into the increase in value of the Company on the equitisation date at "Intangible fixed assets" account and the corresponding "Other short-term payables" account as stated in the Minutes of Corporate Valuation as at 31 December 2007 and the Equitisation Finalisation Minutes as at 30 April 2008 dated 6 March 2010 issued by the Equitisation Finalisation Committee consisting of representatives of the Ministry of Industry and Trade and the Ministry of Finance

Those land lots are used for principal activities of the Company. They are temporary land use rights with restrictions on ownership and are not permitted for sale, sublease and mortgage.

<i>Location</i>	<i>Square (m<sup>2</sup>)</i>	<i>Revalued amount in connection with equitisation (VND)</i>
46 Ben Van Don, Ward 12, District 4, Ho Chi Minh City, Vietnam	3,872.50	55,241,212,500
187 Nguyen Chi Thanh, Ward 12, District 5, Ho Chi Minh City, Vietnam	17,406.10	418,634,111,100
474 Nguyen Chi Thanh, Ward 6, District 10, Ho Chi Minh City, Vietnam	7,729.00	247,637,160,000
18/3B Phan Huy Ich, Ward 15, Tan Binh District, Ho Chi Minh City, Vietnam	2,216.30	13,867,389,100
<b>Total</b>		<b><u>735,379,872,700</u></b>

SAIGON BEER - ALCOHOL - BEVERAGE CORPORATION  
Notes to the consolidated financial statements (continued)

Form B09-DN/HN

10 FIXED ASSETS (continued)  
(d) Investment properties

	Land use rights	Buildings and structures	Investment property held for capital appreciation	Total
<b>Cost</b>				
Opening balance	27,812,438,744	29,944,361,628	34,911,821,575	92,668,621,947
Closing balance	27,812,438,744	29,944,361,628	34,911,821,575	92,668,621,947
<b>Accumulated depreciation</b>				
Opening balance	8,510,892,550	15,833,068,809	3,150,911,918	27,494,873,277
Charge for the year	151,154,559	418,449,234		569,603,793
Closing balance	8,662,047,109	16,251,518,043	3,150,911,918	28,064,477,070
<b>Net book value</b>				
Opening balance	19,301,546,194	14,111,292,819	31,760,909,657	65,173,748,670
Closing balance	19,150,391,635	13,692,843,585	31,760,909,657	64,604,144,877

**SAIGON BEER - ALCOHOL - BEVERAGE CORPORATION**  
**Notes to the consolidated financial statements (continued)**

Form B09-DN/HN

**11 PREPAID EXPENSES**

(a) Short-term prepaid expenses

	31/03/2021	01/01/2021
	VNĐ	VNĐ
Rental expenses	21,305,358,107	14,409,108,940
Tools and instruments	3,519,275,500	4,319,656,098
Advertising expenses	98,774,902,374	95,481,128,569
Others	28,241,063,171	29,611,875,229
<b>Total</b>	<b><u>151,840,599,152</u></b>	<b><u>143,821,768,836</u></b>

(b) Long-term prepaid expenses

	31/03/2021	01/01/2021
	VNĐ	VNĐ
Returnable packaging	114,910,323,481	138,198,807,564
Prepaid land costs	63,752,601,598	64,212,617,641
Property held for future investment	51,602,316,000	51,602,316,000
Tools and instruments	36,251,908,220	41,793,677,975
Others	31,784,291,640	34,832,049,532
<b>Total</b>	<b><u>298,301,440,939</u></b>	<b><u>330,639,468,712</u></b>

**12 ACCOUNTS PAYABLE TO SUPPLIERS**

	31/03/2021	01/01/2021
	VNĐ	VNĐ
Third parties	887,022,023,053	1,195,027,660,183
Related parties (Note 23)	436,358,257,975	457,878,954,665
<b>Total</b>	<b><u>1,323,380,281,028</u></b>	<b><u>1,652,906,614,848</u></b>

**13 ACCRUED EXPENSES**

	31/03/2021	01/01/2021
	VNĐ	VNĐ
Advertising and promotion expenses	453,857,548,683	159,236,197,134
Interest expenses	17,054,543,085	13,139,719,501
Others	78,896,280,371	64,945,549,844
<b>Total</b>	<b><u>549,808,372,139</u></b>	<b><u>237,321,466,479</u></b>



**SAIGON BEER - ALCOHOL - BEVERAGE CORPORATION**  
**Notes to the consolidated financial statements (continued)**

Form B09-DN/HN

**14 OTHER PAYABLES**

(a) Other payables – short-term

	31/03/2021 VND	01/01/2021 VND
Dividend payable	31,029,234,794	32,410,792,586
Short-term deposits received	135,479,595,086	134,765,892,226
Estimated land use rights payable to the State in connection with equitisation	735,379,872,700	735,379,872,700
Other payables	76,856,734,549	64,363,267,655
<b>Total</b>	<b><u>978,745,437,129</u></b>	<b><u>966,919,825,167</u></b>
<i>In which:</i>		
Third parties	968,415,234,154	960,571,581,667
Related parties (Note 23)	<u>10,330,202,975</u>	<u>6,348,243,500</u>
	<b><u>978,745,437,129</u></b>	<b><u>966,919,825,167</u></b>

(b) Other payables – long-term

	31/03/2021 VND	01/01/2021 VND
Long-term deposits received	3,452,600,000	2,951,200,000
Land tax payable to the State	51,602,316,000	51,602,316,000
<b>Total</b>	<b><u>55,054,916,000</u></b>	<b><u>54,553,516,000</u></b>

15 Taxes payable to/ receivable from State Treasury

(a) Taxes payable to State Treasury

	01/01/2021	Incurred	Paid	Net-off	Reclassified to taxes receivable	31/03/2021
	VND	VND	VND	VND	VND	VND
Value added tax	147,404,543,736	2,946,817,697,433	(407,948,420,499)	(2,570,592,095,409)	-	115,681,725,261
Special sales tax	763,546,141,686	1,716,692,459,284	(1,840,101,214,054)	-	-	640,137,386,916
Import-export tax	-	8,933,588,078	(8,766,859,519)	-	-	166,728,559
Corporate income tax	319,508,840,202	258,731,621,712	(348,177,740,540)	(241,428,215)	2,045,462,018	231,866,755,177
Personal income tax	21,420,232,919	22,323,892,639	(32,251,556,388)	(616,297,835)	1,384,325,456	12,260,596,791
Other taxes	5,418,573,490	15,945,571,655	(3,087,755,187)	(1,278,489,720)	-	16,997,900,238
	<u>1,257,298,332,033</u>	<u>4,969,444,830,801</u>	<u>(2,640,333,546,187)</u>	<u>(2,572,728,311,179)</u>	<u>3,429,787,474</u>	<u>1,017,111,092,942</u>

(b) Taxes receivable from State Treasury

	01/01/2021	Incurred	Paid	Net-off	Reclassified to taxes receivable	31/03/2021
	VND	VND	VND	VND	VND	VND
Value added tax	-	-	-	-	-	-
Corporate income tax	2,245,145,731	-	-	(241,428,215)	2,045,462,018	4,049,179,534
Personal income tax	3,717,307,576	-	-	(616,297,835)	1,384,325,456	4,485,335,197
Other taxes	30,169,262,744	-	-	(1,278,489,720)	-	28,890,773,024
	<u>36,131,716,051</u>	<u>-</u>	<u>-</u>	<u>(2,136,215,770)</u>	<u>3,429,787,474</u>	<u>37,425,287,755</u>

**SAIGON BEER - ALCOHOL - BEVERAGE CORPORATION**  
**Notes to the consolidated financial statements (continued)**

**Form B09-DN/HH**

**16 SHARE CAPITAL**

**16.1 Number of shares**

	<b>31/03/2021</b> <i>(Ordinary shares)</i>	<b>01/01/2021</b> <i>(Ordinary shares)</i>
Number of shares registered	<u>641,281,186</u>	<u>641,281,186</u>
Number of shares issued	<u>641,281,186</u>	<u>641,281,186</u>
Number of existing shares in circulation	<u>641,281,186</u>	<u>641,281,186</u>

**SAIGON BEER - ALCOHOL - BEVERAGE CORPORATION**  
**Notes to the consolidated financial statements (continued)**

Form B09-DN/HH

**16.2 CHANGE IN OWNERS' EQUITY**

	Share capital	Other capital	Foreign exchange differences	Investment and development fund	Other equity funds	Retained profits	Total
Balance as at 1 January 2020	6,412,811,860,000	3,208,666,226	27,272,873,771	1,130,372,829,157		11,231,596,467,620	18,805,262,696,774
Treasury shares							-
Foreign exchange differences			(407,539,897)				(407,539,897)
Net profit for the year						4,723,496,860,190	4,723,496,860,190
Appropriation to investment and development fund				(7,538,772,810)		7,538,772,810	-
Dividends						(3,527,046,523,000)	(3,527,046,523,000)
Appropriation to bonus and welfare fund						(97,796,699,137)	(97,796,699,137)
Appropriation to social activities fund						35,075,213,041	35,075,213,041
Other increases/ (decreases)				12,114,283		1,634,714,209	1,646,828,492
<b>Balance as at 31 December 2020</b>	<b>6,412,811,860,000</b>	<b>3,208,666,226</b>	<b>26,865,333,874</b>	<b>1,122,846,170,630</b>	<b>-</b>	<b>12,374,498,805,733</b>	<b>19,940,230,836,463</b>
Balance as at 1 January 2021	6,412,811,860,000	3,208,666,226	26,865,333,874	1,122,846,170,630		12,374,498,805,733	19,940,230,836,463
Foreign exchange differences			2,145,743,319				2,145,743,319
Net profit for the year						920,836,214,228	920,836,214,228
Dividends						(961,921,779,000)	(961,921,779,000)
Appropriation to bonus and welfare fund						(43,221,186,078)	(43,221,186,078)
Appropriation to social activities fund						(1,341,853,165)	(1,341,853,165)
Other increases/ (decreases)				(604,797,503)		(5,543,616,912)	(6,148,414,415)
<b>Balance as at 31 March 2021</b>	<b>6,412,811,860,000</b>	<b>3,208,666,226</b>	<b>29,011,077,193</b>	<b>1,122,241,373,127</b>	<b>-</b>	<b>12,283,306,584,806</b>	<b>19,850,579,561,352</b>

**SAIGON BEER - ALCOHOL - BEVERAGE CORPORATION**  
**Notes to the consolidated financial statements (continued)**

Form B09-DN/HN

17 REVENUE FROM SALES OF GOODS AND PROVISION OF SERVICES	31/03/2021	31/03/2020
	VND	VND
Sales of beers	5,167,455,987,676	4,350,660,878,175
Sales of raw materials	623,497,376,722	513,406,339,531
Sales of beverages	64,212,982,450	32,408,578,826
Sales of alcohol and wine	11,875,150,048	22,288,762,727
Others	26,153,382,364	19,984,848,176
<b>Total Revenue</b>	<b><u>5,893,194,879,260</u></b>	<b><u>4,938,749,407,435</u></b>
Revenue deductions	(31,901,873,105)	(29,929,806,755)
Sale discounts	(31,889,903,014)	(29,929,806,755)
Sales returns	(11,970,091)	-
<b>Net revenue</b>	<b><u>5,861,293,006,155</u></b>	<b><u>4,908,819,600,680</u></b>
18 COST OF GOODS SOLD AND SERVICES PROVIDED	31/03/2021	31/03/2020
	VND	VND
Beers sold	3,466,391,227,197	3,028,660,220,463
Raw materials sold	618,567,528,846	483,187,042,064
Beverages sold	47,766,863,757	22,747,526,685
Alcohol and wine sold	11,690,217,829	18,338,860,022
Others	5,105,860,709	2,670,397,450
<b>Total</b>	<b><u>4,149,521,698,338</u></b>	<b><u>3,555,604,046,684</u></b>
19 FINANCIAL INCOME	31/03/2021	31/03/2020
	VND	VND
Interest income from deposits at banks	206,274,415,174	242,209,564,646
Foreign exchange gains	17,206,516,910	26,833,756,174
Other financial income	193,900,773,984	898,380
<b>Total</b>	<b><u>417,381,706,068</u></b>	<b><u>269,044,219,200</u></b>

**SAIGON BEER - ALCOHOL - BEVERAGE CORPORATION**  
**Notes to the consolidated financial statements (continued)**

Form B09-DN/HH

**20 FINANCIAL EXPENSES**

	31/03/2021 VNĐ	31/03/2020 VNĐ
Interest expenses	14,080,239,135	18,040,511,955
Foreign exchange losses	2,790,569,037	290,734,772
Allowance for diminution in the value of long-term financial investments	(339,859,800)	1,747,850,400
Others financial expenses	828,915,225	-
<b>Total</b>	<b><u>17,359,863,597</u></b>	<b><u>20,079,097,127</u></b>

**21 SELLING EXPENSES**

	31/03/2021 VNĐ	31/03/2020 VNĐ
Advertising expenses and promotions expenses	498,554,081,223	238,068,919,834
Staff costs	215,748,856,222	185,766,058,146
Returnable packaging expenses	28,190,658,110	33,450,859,133
Rental expenses	33,929,583,798	36,307,506,213
Transportation expenses	5,846,211,615	7,420,843,369
Depreciation and amortisation	5,531,759,013	5,854,723,170
Others	56,976,193,812	53,339,701,483
<b>Total</b>	<b><u>844,777,343,793</u></b>	<b><u>560,208,611,348</u></b>

**22 GENERAL AND ADMINISTRATION EXPENSES**

	31/03/2021 VNĐ	31/03/2020 VNĐ
Staff costs	110,106,801,183	80,383,178,091
Depreciation and amortisation	7,149,946,547	6,889,913,902
Rental expenses	14,539,753,346	16,411,342,565
Provision and allowance	49,451,042	1,359,190,007
Others	39,220,694,671	36,341,382,275
<b>Total</b>	<b><u>171,066,646,789</u></b>	<b><u>141,385,006,840</u></b>

23 RELATED PARTY TRANSACTIONS

**Related party transactions**

During the period, the following transactions were carried out with related parties:

	31/03/2021 VNĐ	01/01/2021 VNĐ
<b>Accounts receivable from customers</b>		
<i>Associates</i>		
Saigon - Phutho Beer Joint Stock Company	1,773,862,547	2,672,119,652
Saigon Tay Do Beer - Beverage Joint Stock Company	7,724,819,668	1,890,142,790
Malaya - Vietnam Glass Limited	149,617,717	1,813,347,717
San Miguel Yamamura Phu Tho Packaging Company Limited	338,184,000	283,298,400
Saigon Binh Tay Beer Group Joint Stock Company	13,840,433,979	7,687,442,501
Sai Gon – Mien Trung Beer Joint Stock Company	9,312,891,342	1,362,991,088
Me Linh Point Limited	3,878,490	-
Saigon – Baclieu Beer Joint Stock Company	381,913,600	-
Sai Gon – Vinh Long Beer Joint Stock Company	4,266,623,196	7,623,484,602
Sai Gon – Kien Giang Beer Joint Stock Company	8,102,781,865	2,771,522,337
Saigon – Bentre Beer Joint Stock Company	8,044,779,459	869,066,325
Crown Beverage Cans Saigon Limited Company	-	288,200
	<u>53,939,785,863</u>	<u>26,973,703,612</u>

**Other short-term receivables**

*Associates*

Saigon - Tay Do Beer & Beverage Joint Stock Company	-	89,004,219
Saigon Binh Tay Beer Group Joint Stock Company	1,312,429,143	486,225,636
Sai Gon – Mien Trung Beer Joint Stock Company	229,094,319	34,091,873,907
Tan Thanh Investment Trading Company Limited	277,230,733,543	277,230,733,543
Saigon – Baclieu Beer Joint Stock Company	33,990,831	47,736,076
Sai Gon – Vinh Long Beer Joint Stock Company	-	746,494,094
Sai Gon – Kien Giang Beer Joint Stock Company	-	738,433,728
Saigon – Bentre Beer Joint Stock Company	-	395,806,235
Sai Gon - Phu Tho Beer Joint Stock Company	-	2,163,474,650

*Other related party*

Thai Beverage Public Co., Ltd.	31,428,000	-
	<u>278,837,675,836</u>	<u>315,989,782,088</u>

**Short-term trade accounts payable**

*Associates*

Saigon - Phutho Beer Joint Stock Company	4,269,618,100	11,483,668,900
Saigon Tay Do Beer - Beverage Joint Stock Company	18,459,686,300	6,011,317,950
Crown Beverage Cans Saigon Limited	257,497,901,227	223,084,440,143
Me Linh Point Limited	47,202,825	319,000,000
Malaya - Vietnam Glass Limited	-	5,611,672,105
San Miguel Yamamura Phu Tho Packaging Company Limited	10,686,823,950	12,707,200,000
Saigon Binh Tay Beer Group Joint Stock Company	29,908,442,450	19,812,398,470
Sai Gon – Mien Trung Beer Joint Stock Company	20,160,263,310	44,976,587,953
Saigon – Baclieu Beer Joint Stock Company	6,350,516,700	2,149,649,700
Sai Gon – Vinh Long Beer Joint Stock Company	10,219,593,175	4,825,865,000
Sai Gon – Kien Giang Beer Joint Stock Company	14,868,903,500	3,218,569,970
Sai Gon – Khanh Hoa Beer Joint Stock Company	8,395,301,200	18,108,761,000
Saigon – Bentre Beer Joint Stock Company	4,059,438,350	9,454,426,850

23 RELATED PARTY TRANSACTIONS (continued)

Related party transactions (continued)

During the period, the following transactions were carried out with related parties:

*Other related party*

TBC - Ball Beverage Can Vietnam Limited	51,389,955,483	96,115,396,624
MM Mega Market (Vietnam) Company Limited	44,611,405	-

**436,358,257,975**

**457,878,954,665**

31/03/2021  
VND

01/01/2021  
VND

**Other payables**

*Associates*

Thanh Nam Consultant Investment - Engineering and Technology Transfer Joint Stock Company	340,000,000	340,000,000
Saigon - Phu Tho Beer Joint Stock Company	13,890,959	-
Saigon - Tay Do Beer & Beverage Joint Stock Company	64,202,098	-
Saigon - Bentre Beer Joint Stock Company	95,497,772	-
Sai Gon - Kien Giang Beer Joint Stock Company	62,069,544	-
Sai Gon - Vinh Long Beer Joint Stock Company	8,150,954	-
Sai Gon - Mien Trung Beer Joint Stock Company	239,393,991	215,350,400
Sai Gon - Khanh Hoa Beer Joint Stock Company	9,478,559	10,937,943
Saigon Binh Tay Beer Group Joint Stock Company	287,780,949	287,780,949
Saigon - Bac Lieu Beer Joint Stock Company	-	719,210

*Other related party*

Super Brands Company Pte. Ltd.	3,007,910,449	2,464,069,317
Fraser and Neave, Limited	501,421,495	481,446,018
Fraser & Neave (Singapore) Pte. Limited	2,000,000	2,000,000
Thai Beverage Public Co., Ltd.	3,920,440,693	1,878,375,715
Chang International Co., Ltd.	667,563,948	667,563,948
BeerCo Limited (HK)	1,110,401,564	-

**10,330,202,975**

**6,348,243,500**



Hoàng Thanh Vân  
Preparer



Trần Nguyên Trung  
Chief Accountant



Teo Hong Keng  
Deputy General  
Director



Neo Gim Siong Bennett  
General Director

April 29, 2021