

Số / No.: 174./2025/SBB-CBTT

Tp. Hồ Chí Minh, ngày 18 tháng 12 năm 2025
Ho Chi Minh City, December 18, 2025

CÔNG BỐ THÔNG TIN BẤT THƯỜNG
EXTRAORDINARY INFORMATION DISCLOSURE

Kính gửi: Sở Giao dịch Chứng khoán Hà Nội
To: Hanoi Stock Exchange

1. Tên tổ chức: CÔNG TY CỔ PHẦN TẬP ĐOÀN BIA SÀI GÒN BÌNH TÂY
Name of organization: SAI GON BINH TAY BEER GROUP JOINT STOCK COMPANY

- Mã chứng khoán: SBB
Stock symbol: SBB

- Địa chỉ: 08 Nam Kỳ Khởi Nghĩa, Phường Sài Gòn, Thành phố Hồ Chí Minh, Việt Nam
Address: 08 Nam Ky Khoi Nghia, Sai Gon Ward, Ho Chi Minh City, Vietnam

- Điện thoại liên hệ: 028.3829.3586
Telephone: 028.3829.3586

- E-mail: info@sabibeco.com

2. Nội dung thông tin công bố/ Content of information disclosed:

Công ty Cổ phần Tập đoàn Bia Sài Gòn Bình Tây công bố thông tin về việc cập nhật, bổ sung Tài liệu Đại hội đồng cổ đông bất thường 2025.

Sai Gon Binh Tay Beer Group Joint Stock Company discloses the information regarding the updating and supplementation of the Documents of Extraordinary General Meeting of Shareholders 2025.

3. Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 18/12/2025 tại
đường dẫn <https://sabibeco.com/thong-tin-co-dong/>

This information was disclosed on the company's website on December 18, 2025, at the following link: <https://sabibeco.com/thong-tin-co-dong/>

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố.

We hereby certify that the information disclosed above is true and accurate, and we take full responsibility before the law for the content of the disclosed information.

Người nhận/ Recipients:

- Như trên/ As above;
- Lưu TK.HĐQT, VP/ Filed at the BOD's archive, Office.

Người ủy quyền CBTT
The authorized person to disclose information



Lee Chio Lim Larry

SAI GON BINH TAY BEER GROUP JOINT STOCK COMPANY

08 Nam Ky Khoi Nghia Street, Saigon Ward, Ho Chi Minh City, Vietnam

Tel: 028.3824 3586 | Fax: 028.3915 1856 | Website: www.sabibeco.com

INVITATION LETTER

Re: Attendance at the Extraordinary General Meeting of Shareholders 2025

The Board of Directors of Sai Gon Binh Tay Beer Group JSC cordially invites:

Shareholder's Name:

No.:

ID/Passport No.:

Address:

To attend: **EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS 2025**

Time: 08:00 AM, December 31, 2025

Venue: Head Office of Sai Gon Binh Tay Beer Group JSC
08 Nam Ky Khoi Nghia Street, Saigon Ward, Ho Chi Minh City

Agenda: As per the attached program or available on the company's website:
www.sabibeco.com/shareholder/

Meeting documents: Published on the website www.sabibeco.com and available at the meeting venue.

Registration for attendance:

Shareholders attending or authorizing representatives are kindly requested to send the **Registration Form or Power of Attorney** (attached) before **4:00 PM, December 29, 2025** to the Organizing Committee (contact details below) to receive timely meeting information and for proper reception arrangements.

Organizing Committee contact:

- By post: 08 Nam Ky Khoi Nghia Street, Saigon Ward, Ho Chi Minh City
- Phone/Zalo: Ms. Minh – 0909.820.604
- Email: info@sabibeco.com
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When attending the Meeting, shareholders or authorized representatives are required to bring:

- Invitation Letter
- ID Card / Citizen ID / Passport
- Original Power of Attorney (with full signatures)

Your presence is an honor and will contribute to the success of the Meeting.

On behalf of the Board of Directors

Chairman

Tan Teck Chuan Lester

signed

SAI GON BINH TAY BEER GROUP JOINT STOCK COMPANY

08 Nam Ky Khoi Nghia Str., Sai Gon Ward, Ho Chi Minh City

Tel: 028.3824 3586; Fax: 028.3915 1856

Website: www.sabibeco.com

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**DOCUMENT OF
2025 EXTRAORDINARY GENERAL
MEETING OF SHAREHOLDERS**

Ho Chi Minh City, December 31st, 2025

SAI GON BINH TAY BEER GROUP JSC.

Address: 38 Nam Ky Khoi Nghia Str, Sai Gon Ward,
Ho Chi Minh City, Vietnam
ERC: 0304116373

**SOCIALIST REPUBLIC OF VIETNAM****Independence – Freedom – Happiness***Ho Chi Minh City, December 08, 2025***AGENDA OF EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS 2025**
SAI GON BINH TAY BEER GROUP JOINT STOCK COMPANY*Time: December 31st, 2025*

TIME	CONTENT
8:00 – 8:45	Registration and welcoming guests Verifying guests' eligibility to attend the EGM, distributing EGM documents
8:45 – 9:00	Opening speech of the meeting reason and delegates introduction
	Report of Shareholders' eligibility verification
9:00 – 9:15	Introduce Chairperson(s) and Secretary of the EGM
	Approving the members of the Vote Counting Committee
	Approving the EGM Agenda and EGM Working Regulation
9:15 – 9:45	Content of proposals
	Q&A
	Voting to approve the proposals
9:45 – 10:00	Tea break, Vote Counting
10:00 – 10:15	Announcing voting result Approving the Meeting Minutes and EGM Resolution
10:20	Closing

Ho Chi Minh City, December 10, 2025

**REGULATIONS ON ORGANIZATION OF
EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS 2025**
Sai Gon Binh Tay Beer Group Joint Stock Company

- Pursuant to the Law on Enterprises No. 59/2022/QH14 adopted by the National Assembly of the Socialist Republic of Vietnam on June 17, 2022;
- Pursuant to the Company Charter of Sai Gon Binh Tay Beer Group Joint Stock Company approved by the General Meeting of Shareholders.

The Company's Board of Directors develops the Operating Regulations for the 2025 Extraordinary General Meeting of Shareholders as follows:

Article 1: General Provisions

1. Scope of Application: These Regulations apply to the organization of the 2025 Extraordinary General Meeting of Shareholders of Sai Gon Binh Tay Beer Group Joint Stock Company.
2. These Regulations specifically stipulate the rights and obligations of the parties participating in the meeting, as well as the conditions and procedures for conducting the meeting.
3. Shareholders, authorized representatives attending the meeting, and participating parties are responsible for complying with the provisions herein.

Article 2: Conditions for Conducting the Meeting

1. The General Meeting of Shareholders shall be conducted when the number of attending shareholders represents more than 50% of the total voting shares.
2. The meeting shall proceed sequentially according to the agenda announced by the Chairperson and approved by the General Meeting of Shareholders.

Article 3: Conditions for Shareholder Attendance

1. Are shareholders or authorized representatives in writing (according to the Company's form) of one or more shareholders whose names are listed in the Company's Securities Holder List as of December 5th, 2025.
2. The authorization must be made in writing and:
 - a. If it is an individual, it must be signed by the person granting the authorization;
 - b. If it is an organization, it must be signed and sealed by the legal representative or a properly authorized person of that organization;
 - c. In other cases, it must be signed by the legal representative of the shareholder.
3. Individuals or organizations authorized to attend the General Meeting of Shareholders must present the written authorization when registering for attendance before entering the meeting room.

4. Authorized representatives are not allowed to further authorize a third party to attend the Meeting.

Article 4: Meeting Guests

1. Guests may include the Company's management positions, partners, government agencies, press, members of the meeting organizing committee who are not shareholders of the Company but are invited to attend the meeting. This guest list is approved by the Board of Directors.
2. Guests are not allowed to speak at the meeting (unless invited by the Chairperson or registered with the meeting organizing committee and approved by the Chairperson) and are not allowed to vote at the meeting.

Article 5: Rights and Obligations of Shareholders or Authorized Representatives Attending the Meeting.

- a. Complete the registration procedure for shareholder attendance, receive voting ballots and meeting documents at the reception area before the meeting hall.
- b. The shareholder registration procedure includes Identity Card or Citizen Identity Card or Passport (according to the information registered with the company) and Power of Attorney (original) for the authorized representative attending the meeting.
- c. Attending, discussing, and voting on all matters within the authority of the meeting; one ordinary share corresponds to one voting right.
- d. Shareholders arriving late at the meeting have the right to register immediately and thereafter have the right to participate and vote immediately at the meeting; the chairperson is not responsible for stopping the meeting for shareholders registering, and the validity of the voting rounds already conducted will not be affected.
- e. Strictly comply with the Regulations and respect the results of the work at the Meeting.

Article 6: Rights and Obligations of the Shareholder Status Verification Committee

- a. The Shareholder Status Verification Committee attending the meeting is nominated by the Meeting Organizing Committee.
- b. The Shareholder Status Verification Committee has the duty to receive and verify the documents proving the shareholder status of the shareholder or the representative authorized by the shareholder to attend the meeting on behalf of the shareholder. Report on the results of the shareholder status verification before the meeting.
- c. In case the person attending the meeting cannot fully prove their shareholder status to attend the meeting, the Shareholder Status Verification Committee has the right to refuse to issue the voting ballots and meeting materials.

Article 7: Rights and Obligations of the Chairperson

- a. The Chairperson of the meeting is the Vice Chairman of the Board of Directors.

- b. Preside over the meeting, decide the order, procedures, and events arising outside the meeting agenda in accordance with the provisions of law and the Charter of Sai Gon Binh Tay Beer Group Joint Stock Company.
- c. Guide the meeting to discuss the contents of the submissions and conclude on necessary matters for the meeting to vote on. The Chairperson works according to the principle of democratic centralism and decides by majority.
- d. Answer or assign relevant management personnel to answer questions requested by the meeting and explain issues arising during the meeting.
- e. Maintain the meeting order; expel those who do not comply with the chairman's authority, intentionally disrupt order, or prevent the normal progress of the meeting.

Article 8: Rights and Obligations of the Meeting Secretariat

- a. The Meeting Secretariat is appointed by the Chairperson.
- b. The Meeting Secretariat performs tasks assisting the meeting as assigned by the Chairperson, receives registration slips for shareholders to express opinions, and records and accurately and truthfully reflects the entire content of the meeting in the Minutes and Resolution of the meeting.

Article 9: Rights and Obligations of the Vote Counting Committee

- a. The Vote Counting Committee is nominated by the Chairperson and approved by the General Meeting of Shareholders. Members of the Vote Counting Committee shall not simultaneously be the Chairperson or members of the Meeting Secretariat.
- b. The Vote Counting Committee has the duty to: Verify and supervise the voting by shareholders and authorized representatives; Organize the vote counting and prepare the vote counting minutes; Announce the vote counting results truthfully and accurately and be responsible for the vote counting results before the meeting.

Article 10: Expressing Opinions at the Meeting

- a. Discussion shall be conducted within the specified time and within the scope of the matters presented in the agenda of the General Meeting of Shareholders;
- b. Shareholders who wish to speak or debate shall raise their hand and shall only speak after receiving the Chairperson's consent. Each shareholder shall speak for no more than 05 minutes, and the content should be concise and avoid repetition.
- c. Based on the shareholders' questions, the chairperson or a member designated by the chairperson will answer the shareholders' questions;
- d. In cases where time constraints prevent direct answers at the Meeting, the Company will provide written answers directly.

Article 11: Voting on meeting matters

- a. Each share owned or represented corresponds to one voting unit.
- b. Each shareholder/authorized representative will be issued a Voting ballot stamped with the company's seal, used for voting, which includes their full

name, registration number (Identity Card/Citizen Identity Card or Passport), and the number of voting shares.

- c. Each matter presented before the meeting within the authority of the General Meeting of Shareholders shall be voted upon by filling in the Voting ballot, which contains three (03) options: Agree or Disagree, or No Opinion on each matter. The shareholder/authorized representative shall mark "X" or "V" in the box of their choice.
- d. A valid Voting ballot is a ballot printed according to the template issued by the Organizing Committee, without any erasure, scraping, modification of printed content. If content is added, the correct serial number of the content to be voted on must be recorded, and no other content shall be written except for content required by the Organizing Committee. For each voting matter, only one (01) of the three (03) voting boxes shall be selected.
- e. Invalid Voting ballots are those that do not meet any of the conditions for a valid Voting ballot. However, the remaining voting matters of the meeting that are validly voted upon will still be included in the voting results.
- f. A matter is approved by voting when the percentage of voting shares reaches over 50% (as stipulated in Article 21 of the Charter of Sai Gon Binh Tay Beer Group Joint Stock Company and Article 148 of the Law on Enterprises 2020) of the total number of voting shares attending the meeting.
- g. For matters related to the Type of shares and and quantity of each type; Change of business sector, profession, and field of business; Change of the Company's management structure; Investment projects or sale of assets valued at 35% (thirty-five percent) or more of the total asset value recorded in the Company's most recent financial statement; Reorganization, dissolution of the Company shall be approved if assented to by shareholders representing 65% (sixty-five percent) or more of the total votes of all attending shareholders.
- h. The Secretariat shall record the voting results of the shareholders or authorized representatives.

Article 12: Minutes and Resolution of the Shareholders' Meeting

- a. All contents at the 2025 Extraordinary General Meeting of Shareholders must be recorded by the Secretariat in the Minutes of the Meeting.
- b. The Minutes and Resolution of the 2025 Extraordinary General Meeting of Shareholders must be approved before the Meeting concludes.
- c. The Minutes of the Meeting, Minutes of Shareholder Eligibility Verification, Vote Counting Minutes, and other documents recording the proceedings and results of the Meeting must be stored at the Head Office of Sai Gon Binh Tay Beer Group Joint Stock Company.
- d. The Minutes and Resolution of the Meeting shall be published on the company's website within 24 hours (excluding holidays and weekends) from the date the Meeting concludes.

The Regulations for organizing the 2025 Extraordinary General Meeting of Shareholders shall be presented before the Meeting and shall take effect immediately upon approval by more than 50% of the voting shares participating in the meeting.

ON BEHALF OF THE BOARD OF DIRECTORS
CÔNG TY
CỔ PHẦN
TẬP ĐOÀN
BIA SÀI GÒN
BÌNH TÂY
THÀNH PHỐ HỒ CHÍ MINH
CHAIRMAN

9/12

Tan Teck Chuan Lester



PROPOSAL

*Regarding the Internal Loan between Saigon Beer – Ninh Thuan Co., Ltd.
and Saigon Binh Tay Beer Group Joint Stock Company*

To: General Meeting of Shareholders

- Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020;
- Pursuant to the Charter and Regulations of Saigon Binh Tay Beer Group JSC;
- Pursuant to the Law on Enterprises 2020, transactions with a loan value greater than 10% of the total assets recorded in the latest Financial statements between related parties must be approved by the General Meeting of Shareholders;
- Pursuant to the production and business situation in 2025 and the production and business plan for 2026–2031 of Ninh Thuan Brewery;

Currently, Saigon Beer – Ninh Thuan Co., Ltd. (“Ninh Thuan Brewery”) has 04 loan contracts with Saigon Binh Tay Beer Group JSC (“Sabibeco”) with a total loan value of VND 364 billion, executed under normal commercial terms and conditions. Of these, 03 loans of VND 220 billion will mature on December 31, 2025, and 01 loan of VND 144 billion will mature on May 16, 2026. However, according to the projected business plan for 2026, Ninh Thuan Brewery will not be able to repay these loans on time under the contracts between Sabibeco and Ninh Thuan Brewery.

Therefore, the Board of Directors of Saigon Binh Tay Beer Group JSC respectfully submits to the General Meeting of Shareholders for consideration and approval of the extension of the internal loan between Sabibeco and Ninh Thuan Brewery as follows:

1. Approve the consolidation of all internal loans between Sabibeco and Ninh Thuan Brewery, with a total value of VND 364 billion, into a new loan contract for easier management. This new contract shall ensure normal commercial terms and conditions and shall not harm the interests of Sabibeco.
2. Extend the loan term of all loans from December 31, 2025, until December 31, 2031.
3. At the end of each year, Sabibeco and Ninh Thuan Brewery shall determine the applicable loan interest rate (%/year) for the following year (from January 1 to December 31) based on the outstanding loan balance that Ninh Thuan Brewery has not yet repaid to Sabibeco. The internal loan interest rate shall be mutually agreed upon by the parties, provided that it is not lower than the lowest one-year loan interest rate quoted by allowed banks around the time of annual interest rate determination.



4. Loan security: Unsecured.
5. Authorize the legal representatives of Saigon Binh Tay Beer Group JSC and Saigon Beer – Ninh Thuan Co., Ltd. to carry out the necessary procedures to sign and implement the contract and related appendices, including agreements on amendments, supplements, replacements, or termination (if any), to ensure the smooth operation of the ordinary business activities of both companies and timely settlement of payments.



ON BEHALF OF BOD

Chairman

Tan Teck Chuan Lester

Recipients:

- As above;
- Saved: BOD.

