



VIGLACERA

VIGLACERA CORPORATION - JSC

TIEN SON VIGLACERA JOINT STOCK COMPANY

Tien Son Industrial Zone, Tien Du District, Bac Ninh Province

SEPARATE FINANCIAL STATEMENTS
QUARTER 2/2026

STATEMENT OF FINANCIAL POSITION

As at June 30, 2026

Code	ASSETS	Note	Closing balance VND	Opening balance VND
100	A. CURRENT ASSETS		1,768,084,970,934	1,088,317,291,603
110	I. Cash and cash equivalents	3	56,967,975,995	21,931,663,145
111	1. Cash		56,967,975,995	21,931,663,145
130	III. Short-term receivables		411,329,738,403	190,543,736,602
131	1. Short-term trade receivables	4	370,028,094,431	188,282,810,859
132	2. Short-term advances to suppliers	5	39,925,635,095	6,262,057,774
136	3. Other short-term receivables	6	69,322,364,557	7,454,595,095
137	4. Provision for short-term doubtful debts		(67,946,355,680)	(11,455,727,126)
140	IV. Inventories	8	1,095,298,875,867	757,201,652,930
141	1. Inventories		1,153,605,316,272	799,008,417,858
149	2. Provision for devaluation of inventories		(58,306,440,405)	(41,806,764,928)
150	V. Other short-term assets		204,488,380,669	118,640,238,926
151	1. Short-term prepaid expenses	9	49,422,905,151	2,291,853,710
152	2. Value-added tax deductible		118,084,788,614	115,448,919,671
153	3. Taxes and other receivables from the State budget	18	2,686,225,275	899,465,545
155	4. Other short-term assets	10	34,294,461,629	-
200	B. NON-CURRENT ASSETS		1,330,436,565,008	1,030,746,236,722
210	I. Long-term receivables		27,062,675,577	8,510,900,000
216	1. Long-term prepaid expenses	6	27,062,675,577	8,510,900,000
220	II. Fixed assets		1,246,797,298,670	985,465,028,130
221	1. Tangible fixed assets	11	999,880,102,740	914,287,620,128
222	- Costs		2,745,921,076,333	1,924,746,911,543
223	- Accumulated depreciation		(1,746,040,973,593)	(1,010,459,291,415)
224	2. Finance lease assets	12	237,446,742,400	61,503,139,788
225	- Costs		337,687,376,910	103,563,265,921
226	- Accumulated depreciation		(100,240,634,510)	(42,060,126,133)
227	3. Intangible assets	13	9,470,453,530	9,674,268,214
228	- Costs		21,314,748,640	21,146,948,640
229	- Accumulated amortization		(11,844,295,110)	(11,472,680,426)
240	IV. Long-term assets in progress	14	7,885,354,547	1,205,051,967
242	1. Construction in progress		7,885,354,547	1,205,051,967
250	V. Long-term investments	15	30,000,000,000	12,000,000,000
251	1. Investments in subsidiaries		30,000,000,000	-
252	2. Investments in joint-ventures, associates		-	12,000,000,000
260	VI. Other long-term assets		18,691,236,214	23,565,256,625
261	1. Long-term prepaid expenses	9	18,691,236,214	23,565,256,625
270	TOTAL ASSETS		3,098,521,535,942	2,119,063,528,325

STATEMENT OF FINANCIAL POSITION

As at June 30, 2026
(continued)

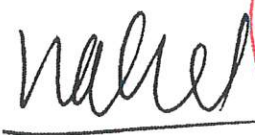
Code	RESOURCES	Note	Closing balance VND	Opening balance VND
300	C. LIABILITIES		2,215,939,988,239	1,467,556,532,267
310	I. Short-term liabilities		1,868,539,099,600	1,127,508,946,387
311	1. Short-term trade payables	16	488,382,044,114	294,993,585,497
312	2. Short-term prepayments from customers	17	38,576,269,470	114,311,029,033
313	3. Dividends and profits payable		1,133,445,927	-
314	4. Taxes and other payables to State budget	18	15,506,521,758	10,621,866,491
315	5. Payables to employees		57,426,870,664	42,813,504,619
316	6. Short-term accrued expenses	19	54,729,061,085	4,946,616,170
319	7. Short-term unearned revenue	20	13,358,107,389	161,675,530
320	8. Other short-term payments	21	8,233,973,722	2,263,819,264
321	9. Short-term loans and finance lease liabilities	22	1,179,075,530,653	652,329,276,455
322	10. Short-term provisions for payables		3,143,510,338	-
323	11. Bonus and welfare fund		8,973,764,480	5,067,573,328
330	II. Long-term liabilities		347,400,888,639	340,047,585,880
336	1. Long-term unearned revenue	20	47,744,561,309	-
337	2. Other long-term payables	21	1,280,569,400	251,000,000
338	3. Long-term loans and obligations under finance leases	22	298,375,757,930	339,796,585,880
400	D. EQUITY		882,581,547,703	651,506,996,058
410	I. Owner's equity	23	882,581,547,703	651,506,996,058
411	1. Contributed capital		688,016,620,000	500,000,000,000
411a	- Ordinary shares with voting rights		688,016,620,000	500,000,000,000
412	2. Share Premium		(4,084,683,052)	(3,361,823,052)
415	3. Treasury shares		(3,360,000)	(3,360,000)
418	4. Investment and development fund		81,407,219,855	81,407,219,855
421	5. Retained earnings		117,245,750,900	73,464,959,255
421a	- Retained earnings accumulated to the prior year end		68,801,661,001	-
421b	- Retained earnings of the current year		48,444,089,899	73,464,959,255
440	TOTAL RESOURCES		3,098,521,535,942	2,119,063,528,325



Vu Xuan Tung

Preparer

Bac Ninh, July 16, 2026

Nguyen Xuan Dong

Chief Accountant

Le Tien Dung

General Director

STATEMENT OF COMPREHENSIVE INCOME

Quarter 2/2026

Code	ITEMS	Note	Quarter 2/2026	Quarter 2/2025	Current period VND	Prior year VND
01	1. Revenue from goods sold and services rendered	25	1,109,442,184,757	553,537,125,571	1,953,150,714,554	932,645,220,201
02	2. Revenue deductions	25	11,887,430,738	4,710,178,012	22,554,793,621	9,624,850,166
10	3. Net revenues from sales and services rendered	25	1,097,554,754,019	548,826,947,559	1,930,595,920,933	923,020,370,035
11	4. Cost of goods sold and services rendered	26	901,052,213,422	488,346,796,859	1,621,287,477,089	835,036,944,323
20	5. Gross profit from goods sold and services rendered		196,502,540,597	60,480,150,700	309,308,443,844	87,983,425,712
21	6. Financial income	27	2,480,174,347	242,656,710	2,991,634,996	429,601,349
22	7. Financial expenses	28	30,030,849,828	22,613,605,217	70,389,903,672	44,339,572,146
23	<i>In which: Interest expenses</i>		29,524,783,015	21,595,220,890	51,518,535,353	42,838,551,399
25	8. Selling expenses	29	83,118,937,741	4,219,109,805	143,539,067,102	12,271,445,717
26	9. General and administration expenses	30	26,248,990,526	5,957,862,858	38,455,884,254	12,811,505,101
30	10. Operating (loss)/profit		59,583,936,849	27,932,229,530	59,915,223,812	18,990,504,097
31	11. Other income	31	53,836,290	134,559,864	56,377,045	134,581,466
32	12. Other expense	32	89,434,022	103,261	92,091,919	46,525,098
40	13. Other profit		(35,597,732)	134,456,603	(35,714,874)	88,056,368
50	14. Accounting (loss)/profit before tax		59,548,339,117	28,066,686,133	59,879,508,938	19,078,560,465
51	15. Current corporate income tax expenses	33	11,923,326,848	3,824,994,460	11,989,560,812	3,824,994,460
60	17. Net (loss)/profit after tax		47,625,012,269	24,241,691,673	47,889,948,126	15,253,566,005
70	18. Basic earnings per share	34	692	485	636	276

Vu Xuan Tung

Preparer

Bac Ninh, July 16, 2026

Nguyen Xuan Dong

Chief Accountant

Le Tien Dung

General Director

STATEMENT OF CASH FLOWS

Quarter 2/2026
(Indirect method)

Code	ITEMS	Note	Current period VND	Prior year VND
I. CASH FLOWS FROM OPERATING ACTIVITIES				
01	1. (Loss)/Profit before tax		59,879,508,938	19,078,560,465
	2. Adjustments for		146,264,293,399	124,541,911,779
02	- Depreciation of fixed assets and investment properties		94,290,672,795	82,167,739,784
03	- Provisions		1,128,745,795	(1,505,966,631)
04	- Foreign exchange (gain)/loss arising from translating foreign currency items		(509,409)	1,041,587,227
05	- Gains / losses from investment		(673,151,135)	-
06	- Interest expenses		51,518,535,353	42,838,551,399
08	3. Operating profit before changes in working capital		206,143,802,337	143,620,472,244
09	- Increase or decrease in receivable		(234,883,870,834)	(12,238,430,882)
10	- Increase or decrease in inventories		(97,188,721,333)	(133,462,392,148)
11	- Increase or decrease in payable (excluding interest payables/ corporate income tax payables)		(197,387,223,529)	1,626,971,349
12	- Increase or decrease in prepaid expenses		(34,566,536,685)	(33,957,005,536)
14	- Interest paid		(49,201,684,273)	(42,991,336,002)
15	- Corporate income tax paid		(9,201,466,172)	(6,713,359,821)
16	- Other receipts from operating activities		1,000,000,000	300,000,000
17	- Other expenses on operating activities		(1,526,810,940)	(3,938,774,186)
20	Net cash flows from operating activities		(416,812,511,429)	(87,753,854,982)
II. CASH FLOWS FROM INVESTING ACTIVITIES				
21	1. Purchase or construction of fixed assets and other long-term assets		(72,043,774,491)	(17,146,991,189)
26	2. Cash receipts from merger		37,895,399,446	-
27	3. Interest and dividend received		673,151,135	-
30	Net cash flows from investing activities		(33,475,223,910)	(17,146,991,189)
III. CASH FLOWS FROM FINANCING ACTIVITIES				
33	1. Proceeds from borrowings		1,591,424,128,152	884,101,483,627
34	2. Repayment of borrowings		(1,063,927,900,808)	(840,647,624,288)
35	3. Repayment of obligations under finance leases		(42,170,801,096)	(16,283,403,108)
40	Net cash flows from financing activities		485,325,426,248	27,170,456,231
50	Net cash flows in the year		35,037,690,909	(77,730,389,940)
60	Cash and cash equivalents at the beginning of the year		21,931,663,145	82,360,674,791
61	Effect of exchange rate fluctuations		(1,378,059)	(96,185,443)
70	Cash and cash equivalents at the end of the year		56,967,975,995	4,534,099,408


Vu Xuan Tung
Preparer

Bac Ninh, July 16, 2026


Nguyen Xuan Dong
Chief Accountant




Le Tien Dung
General Director

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
Quarter 2/2026

1. GENERAL INFORMATION

Form of capital ownership

Viglacera Tien Son Joint Stock Company (the “Company”), formerly known as Tien Son Granite Company (State-owned enterprise), was equitized under Decision No. 1309/QĐ-BXD dated 19 October 2007 by the Minister of Ministry of Construction on the conversion of Tien Son Granite Company - a dependent unit of Building Glass and Ceramic Corporation (now is Viglacera Corporation - JSC) into Viglacera Tien Son Joint Stock Company.

The Company’s head office is located at: Tien Son Industrial Zone, Dai Dong Commune, Bac Ninh Province

Company's Legal capital: VND 688,016,620,000. Equivalent to 68,801,662 shares.

Business field: Producing building materials.

Operating industry and principal activities:

- Producing and trading ceramic, granite and other building materials;
- Trading construction materials.

The Company’s structure

The company has seven factories and one affiliated branch:

Name	Address	Principal activities
Viglacera Tiên Sơn factory	Bac Ninh Province	Producing and trading in ceramic tiles
Viglacera Thái Bình factory	Hung Yen Province	Producing and trading in ceramic tiles
Viglacera Mỹ Đức factory	Ho Chi Minh City	Producing and trading in ceramic tiles
Viglacera Eurotile factory	Ho Chi Minh City	Producing and trading in ceramic tiles, roof tile
Viglacera Thăng Long factory	Phu Tho Province	Producing and trading in ceramic tiles, roof tile
Viglacera Hà Nội factory	Bac Ninh Province	Producing and trading in ceramic tiles
Viglacera Hải Dương factory	Hai Phong City	Producing and trading in ceramic tiles
Eurotile Branch	Bac Ninh Province	Trading in ceramic tiles

2. ACCOUNTING SYSTEM AND ACCOUNTING POLICY

2.1. Accounting period and accounting currency

Annual accounting period commences from 1st January and ends as at 31st December.
The Company maintains its accounting records in VND.

2.2. Standards and Applicable Accounting Policies

Applicable Accounting Policies

The Company applies the Corporate Accounting Regime promulgated under Circular No. 99/2025/TT-BTC dated October 27, 2025, by the Ministry of Finance.

Declaration of compliance with Accounting Standards and Accounting System

The company applies Vietnamese Accounting Standards and supplement documents issued by the State. Financial statements are prepared in accordance with regulations of each standard and supplement documents as well as with current Accounting Standards and Accounting System.

2.3. Basis for preparation of Separate Financial Statements

Separate financial statements are presented based on historical cost principle.

Separate financial statements of the Company are prepared based on summarization of transactions incurred, then recorded into accounting books of dependent accounting entities and at the offices of the Company.

2.4. Financial Instruments

Initial recognition

Financial assets of the Company including cash and cash equivalents, trade receivables and other receivables, lending, long-term and short-term investments. At initial recognition, financial assets are identified by purchasing price/issuing cost plus other expenses directly related to the purchase and issuance of those assets.

Financial liabilities of the Company including loans, trade payables and other payables, accrued expenses. At initial recognition, financial liabilities are determined by issuing price plus other expense directly related to the issuance of those liabilities.

Value after initial recognition

There are currently no regulations on revaluation of financial instruments after initial recognition.

2.5. Foreign currency transactions

Transactions arising in currencies other than the Company's accounting currency (VND) are accounted for in accordance with the accounting policies applied by the entity as regulated in Article 69, Account 413 "Foreign Exchange Rate Differences" of Circular No. 99/2025/TT-BTC.

At the end of the accounting period, the monetary items denominated in foreign currencies must be revaluated using the average transfer buying/selling exchange rate of the commercial bank where the Company regularly conducts transactions.

All sums of real exchange rates for foreign currency transactions in the year and real exchange rate upon re-determining accounts derived from foreign currencies at the end of the year are recorded immediately to results of business operations in accounting year.

2.6. Cash and cash equivalents

Cash and cash equivalents comprises cash on hand, bank demand deposits.

Cash equivalents is short-term highly liquid investments with maturity less than 3 months from the date investment, can be converted easily into a certain amount of cash and there is no risk in conversion into cash.

2.7. Financial investments

Investments in subsidiaries, joint ventures or associates are initially recognized in the ledger according to original cost. After initial recognition, the value of these investments is determined at original cost less provision for diminution in value of investments.

Investments in equity of other entities included: investments in equity of other entities but not control, joint control, or significant influence on the investee. Book value of these investments is determined at original cost. After initial recognition, the value of these investments is determined at original cost less provision for diminution in value of investments.

Allowances for devaluation of investments are made at the end of the year as follows:

- With regard to investments in trading securities: the provisions shall be made according to the excess of original cost of the investments are accounted in the accounting book value over their market value on provision date.
- With regard to investments in subsidiaries, joint ventures or associates and investments in other units: the provisions shall be made according to the Separate financial statement/Consolidated financial statement (if the investment side is a parent company) of subsidiaries, joint ventures, associates at the time provisions are made;

2.8. Receivables

The receivables shall be kept records in details according to period receivables, entities receivables, types of currency receivable and other factors according to requirements for management of the Company.

The allowances for doubtful debts is created when: An overdue debt under an economic contract, a loan agreement, a contractual commitment or a promissory note and debts are not due but difficult recovery. Accordingly, the provisions for overdue debts shall be made according to time in which the principal is repaid according to the sale contract, exclusive of the debt rescheduling between contracting parties and the debts are not due but the debtor is close to bankruptcy or undergone procedures for dissolution, or the debtor is missing or makes a getaway.

2.9. Inventories

Inventories are initially recognized at original cost included: the purchase price, costs of conversion and other costs incurred in bringing the inventories to their location and condition at the time of initial recognition. After initial recognition, at the time the financial statements are prepared if the net realizable value is lower than cost, inventories should be measured at the net realizable value.

The cost of inventory at the year-end is calculated by weighted average method.

Inventory is recorded by periodic method.

Method for determining the value of unfinished products at the end of the period: Unfinished production and business costs are gathered according to actual costs incurred for each type of unfinished product.

Allowances for devaluation of inventories made at the end of the period are the excess of original cost of inventory over their net realizable value.

2.10. Tangible fixed assets and depreciation

Fixed assets tangible and intangible are stated at the historical cost. During the using time, fixed assets tangible and intangible are recorded at cost, accumulated depreciation and net book value. Depreciation is provided on a straight-line basis method (or method of depreciation based on volume/ adjusted reducing balance method).

The historical cost of finance lease fixed assets is recognised at fair value or present value of the minimum lease payments amounts (in case the fair value is greater than present value of minimum lease payments amounts) plus initial direct costs incurred in connection with financial leasing activities (excluding value added tax). During the using time, finance lease fixed assets are recorded at historical cost, accumulated depreciation and net book value. Depreciation of financial lease fixed assets is depreciated over the lease term and charge to operating costs in order to recover all capital.

Depreciation is provided on a straight-line basis. Depreciation period is estimated as follows:

- Buildings	10 - 50 years
- Machinery, equipment	06 - 20 years
- Transportation equipment	06 - 10 years
- Office equipment and furniture	03 - 08 years
- Others	05 years
- Land use rights	49 years
- Managerment software	05 years

The Company applies the accelerated depreciation method (with the depreciation rate not exceeding 02 times as much as using the straight-line method) for some machinery and equipment to quickly recover capital and innovate technology.

2.11. Prepaid expenses

The expenses incurred but related to results of business operations of several accounting periods are recorded as prepaid expenses and are amortised to the income statement in the following accounting periods.

The calculation and allocation of long-term prepaid expenses to profit and loss account in the year should be based on nature of those expenses to select a reasonable method and allocated factors. Prepaid expenses are allocated partly into operating expenses on a straight-line basis.

2.12. Account payables

The payables shall be kept records in details according to period payables, entities payables, types of currency payable and other factors according to requirements for management of the Company.

2.13. Borrowings and finance lease liabilities

The value of finance lease liabilities is the total payable amount calculated on the present value of minimum lease payments or the fair value of leased assets.

Loans and finance lease liabilities shall be kept records in details according to entities loans, loan agreement and loans and finance lease liabilities term. In case of loans or liabilities in foreign currency shall be kept records in detail the currency.

2.14. Borrowing costs

Borrowing costs are recognized into operating costs in the period, except for which directly attributable to the construction or production of unfinished asset included (capitalized) in the cost of that asset, when gather sufficient conditions as regulated in VAS No. 16 "Borrowing costs". Beside, regarding loans serving the construction of fixed assets, investment properties, and the interests shall be capitalized even if the construction duration is under 12 months.

2.15. Accrued expenses

Payables to goods or services received from the seller or provided for the seller during a reporting period, but payments of such goods or services have not been made and other payables such as annual leave salary, expenses in seasonal cessation of production period, interest expenses... which are recorded to operating expenses of the reporting period.

The recording of accrued expenses to operating expenses during a period shall be carried out in conformity with revenues and expenses incurring during a period. Accrued expenses payable are settled with actual expenses incurred. The difference between accrument and actual expenses are reverted.

2.16. Provision for payables

Provision for payables only record when meet all following conditions:

- Enterprises have current debt obligation (legal obligation or jointly liable obligation) due to result from a fact happened;
- Decrease in economic benefits may happen leading to the requirement for payment of debt obligation;
- Giving a confident estimation on value of such debt obligation

Value recorded of a provision payable is the most reasonably estimated the amount which will be paid for current debt obligation at the end of the fiscal year.

Only expenses related to the provision for payable set up initially shall be offset by that provision for payable.

Provisions for payables are recorded in business and production costs of the accounting period. In case provision set for the previous period but not used up exceeds the one set for the current period, the difference is recorded as decrease in production and operation expenditures. The bigger difference of the payables provision on insuring the construction is recorded into other revenue in the fiscal year.

2.17. Equity

Equity is stated at actually contributed capital of owners.

Share premium shall record the difference between the par value, direct costs related to the issuing shares and issue price of shares (including the case of re-issuing stock fund) and can be a positive premium (if the issue price is higher than par value and direct costs related to the issuance of shares) or negative premium (if the issue price is lower than par value and direct costs related to the issuance of shares).

Option of conversion of bonds into shares (the capital component of the convertible bond) arising when enterprises issue bonds that can be converted into a certain number of shares shall be prescribed in issuance plan. The value of the capital component of the convertible bond is defined as the difference between the total sums received from the issuance of convertible bonds and the value of the debt component of convertible bonds.

Undistributed profit after tax is used to record business results (profit, loss) after corporate income tax and situation of income distribution or loss handling of company. In case payment of dividends, profits for the owners exceeding the undistributed profit after tax shall be essentially decrease of contributed capital. Undistributed profit after tax can be distributed to investors based on capital contribution rate after approval by General Meeting of Shareholders / Board of Directors and after making appropriation to funds in accordance with the Company's Charter and Vietnamese regulatory requirements.

Dividends to be paid to shareholders are recognised as a payable in Statement of Financial position after declaration from the Board of Management and announcement closing date receipt dividends of Securities Depository Center of Vietnam.

2.18. Revenue

Sale of goods

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

- The entity has transferred to the buyer the significant risks and rewards of ownership of the goods;
- The entity retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the entity; and
- The costs incurred or to be incurred in respect of the transaction can be measured reliably.

Services rendered

Revenue from rendering of services is recognized when all the following conditions have been satisfied:

- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the entity;
- The stage of the completion of the transaction at the end of the reporting period can be measured reliably; and
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

The stage of the completion of the transaction may be determined by surveys of work completed methods.

Finance income

Revenue arising from the used by the others of entity assets yielding interest, royalties and dividends shall be recognised when:

- It is probable that the economic benefits associated with the transaction will flow to the entity; and
- The amount of the income can be measured reliably;

Dividends shall be recognised when the shareholder's right to receive payment is established.

2.19. Revenue deductible items

Revenue deductions from sales and service provisions arising in the period include: Trade discounts, sales allowances and sales return.

2.20. Cost of goods sold

Cost of goods sold is recognized in accordance with revenue arising and ensure compliance with the prudence principle. Cases of loss of materials and goods exceeded the norm, abnormal expenses and losses of inventories after deducting the responsibility of collective and individuals concerned,... are recognized fully and promptly into cost of goods sold in the period.

2.21. Financial expenses

Items recorded into financial expenses consist of:

- Expenses of capital borrowing;
- Provision for provision for losses from investment in other units, losses incurred when selling foreign currency, losses from exchange rate.

The above amounts are recorded according to the total amount incurred in the period, not offset against financial income.

2.22. Corporate income tax

Current corporate income tax expense is determined on the basis of taxable income for the period and corporate income tax rate in the current fiscal year.

2.23. Related Parties

The parties are regarded as related parties if that party has the ability to control or significantly influence the other party in making decisions about the financial policies and activities. The Company's related parties include:

- Companies, directly or indirectly through one or more intermediaries, having control over the Company or being under the control of the Company, or being under common control with the Company, including the Company's parent, subsidiaries and affiliated companies;
- Individuals, directly or indirectly, holding voting power of the Company that have a significant influence on the Company, key management personnel including directors and employees of the Company, the close family members of these individuals;
- Enterprises due to the above-mentioned individuals directly or indirectly hold an important part of the voting rights or have significant influence on the Company.

In considering the relationship of related parties to serve for the preparation and presentation of Separate Financial Statements, the Company should consider the nature of the relationship rather than the legal form of the relationship.

3. CASH AND CASH EQUIVALENTS

	Closing balance VND	Opening balance VND
Cash on hand	66,106,000	9,969,000
Non term deposit	54,328,613,500	21,921,694,145
Cash in transit	2,573,256,495	-
	56,967,975,995	21,931,663,145

Chi tiết các khoản tiền gửi ngân hàng không kỳ hạn:

	30/06/2026 VND	01/01/2026 VND
Vietnam JSCB for Industry and Trade - Ba Dinh Branch	18,413,421,175	5,641,883,624
Vietnam JSCB for Industry and Trade - Tien Son IP Branch	8,364,985,744	3,220,215,069
Vietnam JSCB for Industry and Trade - Phuc Yen Branch	4,887,501,258	-
JSCB for Investment and Development of Vietnam	9,448,341,979	7,498,203,136
JSCB for Foreign Trade of Vietnam	10,091,702,338	-
Tien Phong JSCB - Bac Ninh Branch	2,929,840,155	5,561,392,316
Other banks	192,820,851	-
	54,328,613,500	21,921,694,145

4. SHORT-TERM TRADE RECEIVABLES

	Closing balance VND	Opening balance VND
Viglacera Ceramic & Porcelain Tiles Business LLC	18,246,688,732	-
Viglacera Ceramic Tiles Trading Joint Stock Company - EuroTile Branch	-	162,249,053,108
Viglacera Trading Joint Stock Company	-	5,497,020,731
Viglacera Consulting Joint Stock Company	278,939,412	20,727,576
Viglacera My Xuan Sanitaryware Company (BSC) - VGC - JSC Branch	-	53,766,374
Viglacera Sanitary Equipment Co., Ltd.	7,388,223,822	24,096,672
Emser Tile , LLC	64,145,499,776	-
The Mosaic Tile Company Limited	35,165,289,835	-
Tan Phan Gia Investment and Trading LLC	18,345,332,362	-
Others	226,458,120,492	20,438,146,398
	370,028,094,431	188,282,810,859
In which:		
Receivables from related parties	25,913,851,966	167,844,664,461

5. SHORT-TERM ADVANCES TO SUPPLIERS

	Closing balance VND	Opening balance VND
CADIVI Northern One Member LLC	8,890,334,491	-
High-Tech Ceramic Machinery and Equipment One Member LLC	1,834,257,598	-
Sacmi (Singapore) PTE LTD	1,442,990,060	2,914,464,411
Others	27,758,052,946	3,347,593,363
	39,925,635,095	6,262,057,774

6. OTHER RECEIVABLES

	Closing balance	Opening balance
	VND	VND
a) Short-term		
Employees receivables	1,733,788,807	DL_CDKT!C15
Advances	1,392,648,630	41,818,110
Short-term deposits and mortgages	5,274,208,043	1,186,000,000
Viglacera Ceramic and Porcelain Tiles Business LLC	31,651,110,801	-
Viglacera Infrastructure - Branch of Viglacera Corp. - JSC	3,911,513,203	-
Hanoi Mechanical & Construction Investment JSC	1,114,495,487	1,114,495,487
Finance Leasing Companies	8,834,691,049	2,893,911,190
Others	15,409,908,537	2,218,370,308
	69,322,364,557	7,454,595,095
b) Long-term		
Long-term deposits and mortgages	27,062,675,577	8,510,900,000
	27,062,675,577	8,510,900,000

7. BAD DEBTS

	Closing balance		Opening balance	
	Cost	Provision	Cost	Provision
	VND	VND	VND	VND
Viglacera Infrastructure - Branch of Viglacera Corp. - JSC	3 911 513 203	3 911 513 203	-	-
Quang Tay Imp-Exp Trading	1,579,191,158	1,579,191,158	1,579,191,158	1,579,191,158
Production Investment JSC				
Hanoi Mechanical & Construction Investment JSC	1,114,495,487	1,114,495,487	1,244,495,487	1,244,495,487
Others	65,252,669,035	65,252,669,035	8,632,040,481	8,632,040,481
	67,946,355,680	67,946,355,680	11,455,727,126	11,455,727,126

8. INVENTORIES

	Closing balance		Opening balance	
	Cost	Provision	Cost	Provision
	VND	VND	VND	VND
Goods in transit	5,618,426,427	-	8,957,572,471	-
Raw materials	236,240,496,658	-	115,145,397,813	-
Tools and supplies	64,932,102,508	(8,719,839,124)	39,353,167,790	(2,719,080,192)
Work in progress	27,750,220,509	-	15,349,467,089	-
Finished goods	818,875,989,000	(49,586,601,281)	620,202,812,695	(39,087,684,736)
Consignments	188,081,170	-	-	-
	1,153,605,316,272	(58,306,440,405)	799,008,417,858	(41,806,764,928)

All inventories were provided as collateral for short-term and long-term loans of the Company at domestic banks

9. PREPAID EXPENSES

	Closing balance	Opening balance
	VND	VND
a) Short-term		
Tools and dies issued for consumption	7,787,479,665	1,691,853,710
Land rent and infrastructure rental expenses	8,679,074,740	-
Deferred selling expenses	4,818,999,297	-
Major repair expenses incurred during the year	19,079,416,594	-
Insurance expenses	2,248,167,473	-
Showroom and sales warehouse rental expenses	1,529,297,500	600,000,000
Others	5,280,469,882	-
	49,422,905,151	2,291,853,710
b) Long-term		
Tools and dies issued for consumption	15,628,718,897	21,989,981,037
Land rent and infrastructure rental expenses	2,137,207,083	-
Others	925,310,234	1,575,275,588
	18,691,236,214	23,565,256,625

10. OTHER SHORT-TERM ASSETS

Other short-term assets reflect term deposits with original maturities from 1 to 6 months at Joint Stock Commercial Banks, which are currently being used as collateral for short-term borrowings at these respective banks.

11. INTANGIBLE FIXED ASSETS

Appendix No. 01

12. FINANCE LEASE FIXED ASSETS

	Machinery and equipment	Transportation equipment	Total
	VND	VND	VND
Cost			
Opening balance	103,563,265,921	-	103,563,265,921
- Additions	16,559,960,662	-	16,559,960,662
- Transfer from construction in progress	72,017,516,781	-	72,017,516,781
- Acquisitions from TLT merger	(9,056,663,733)	-	(9,056,663,733)
- Acquisitions from VIH merger	37,712,239,313	-	37,712,239,313
- Repurchase finance lease assets	113,842,023,286	3,049,034,680	116,891,057,966
Closing balance	334,638,342,230	3,049,034,680	337,687,376,910
Accumulated depreciation			
Opening balance	42,060,126,133	-	42,060,126,133
- Depreciation	24,302,376,896	33,499,942	24,335,876,838
- Repurchase finance lease assets	(3,735,873,790)	-	(3,735,873,790)
- Acquisitions from TLT merger	6,858,068,098	-	6,858,068,098
- Acquisitions from VIH merger	29,777,983,279	944,453,952	30,722,437,231
Closing balance	99,262,680,616	977,953,894	100,240,634,510
Net carrying amount			
Opening balance	61,503,139,788	-	61,503,139,788
Closing balance	235,375,661,614	2,071,080,786	237,446,742,400

13. INTANGIBLE FIXED ASSETS

	Land use rights VND	Computer software VND	Cộng VND
Cost			
Opening balance	19,973,839,140	1,173,109,500	21,146,948,640
- <i>Acquisitions from VIH merger</i>	-	167,800,000	167,800,000
Closing balance	19,973,839,140	1,340,909,500	21,314,748,640
Accumulated depreciation			
Opening balance	10,299,570,926	1,173,109,500	11,472,680,426
- <i>Depreciation</i>	203,814,684	-	203,814,684
- <i>Acquisitions from VIH merger</i>	-	167,800,000	167,800,000
Closing balance	10,503,385,610	1,340,909,500	11,844,295,110
Net carrying amount			
Opening balance	9,674,268,214	-	9,674,268,214
Closing balance	9,470,453,530	-	9,470,453,530

- The carrying amount of the Company's intangible assets pledged to secure banking facilities granted to the Company as of June 30, 2026 is VND 9674268214.0.

- The cost of the Company's intangible assets as of June 30, 2026 includes VND 1.173.109.500 of assets which have been fully amortized but are still in use.

14. INVESTMENT PROPERTIES

	Closing balance VND	Opening balance VND
Project to extend Kiln No. 1 from 128.1m to 163.8m at Viglacera Eurotile factory	4,212,483,594	-
Project on ball mill machine at Viglacera My Duc factory	2,550,492,181	-
Other construction-in-progress items	1,122,378,772	1,205,051,967
	7,885,354,547	1,205,051,967

15. LONG-TERM INVESTMENTS

	Closing balance		Opening balance	
	Cost VND	Provision VND	Cost VND	Provision VND
Investments in subsidiaries	30,000,000,000	-	-	-
- Viglacera Ceramic & Porcelain Tiles Business LLC	30,000,000,000	-	-	-
Investments in associates	-	-	12,000,000,000	-
- Viglacera Ceramic Tiles Trading Joint Stock Company	-	-	12,000,000,000	-
	30,000,000,000	-	12,000,000,000	-

16. SHORT-TERM TRADE PAYABLES

	Closing balance		Opening balance	
	Amount	Amount able to be paid off	Amount	Amount able to be paid off
	VND	VND	VND	VND
Viglacera Thang Long JSC	-	-	58,282,231,127	58,282,231,127
Viglacera Hanoi JSC	-	-	16,319,627,426	16,319,627,426
Viglacera Corporation - JSC	14,087,109,202	14,087,109,202	2,541,325,644	2,541,325,644
Tohoku Technology JSC	15,608,811,466	15,608,811,466	18,380,260,389	18,380,260,389
PetroVietnam Low Pressure Gas Distribution JSC	18,903,390,150	18,903,390,150	18,564,317,958	18,564,317,958
Hai Anh Production and Investment Joint Stock Company	14,156,209,607	14,156,209,607	12,446,133,508	12,446,133,508
King-Strong Diamond Applied Technology Co., Ltd	27,501,714,415	27,501,714,415	9,089,366,489	9,089,366,489
Vina Top Group JSC	25,234,809,419	25,234,809,419	6,815,731,080	6,815,731,080
An Duong Petroleum Trading JSC	16,144,761,046	16,144,761,046	-	-
Fritta Vietnam LLC	7,512,402,695	7,512,402,695	11,714,362,233	11,714,362,233
Other suppliers	349,232,836,114	349,232,836,114	140,840,229,643	140,840,229,643
	488,382,044,114	488,382,044,114	294,993,585,497	294,993,585,497
In which:				
Payables to related parties	35,200,238,689	35,200,238,689	85,310,817,086	85,310,817,086

17. SHORT-TERM PREPAYMENTS FROM CUSTOMERS

	Closing balance	Opening balance
	VND	VND
Viglacera Ceramic & Porcelain Tiles Business LLC	-	112,967,151,319
Truong Minh Real Estate Investment & Development LLC	5,115,741,843	-
Hai Dang Real Estate Investment & Development LLC	4,230,312,517	-
Others	38,576,269,470	1,343,877,714
	47,922,323,830	114,311,029,033
In which:		
Prepayments from customers from related parties	-	112,967,151,319

18. TAXES AND OTHER PAYABLES TO STATE BUDGET

Appendix No. 02

19. SHORT-TERM ACCRUED EXPENSES

	Closing balance	Opening balance
	VND	VND
Interest expenses	4,561,059,843	2,244,208,763
Sales discount expenses	11,005,988,929	-
Other selling expenses	23,511,720,279	2,590,000,000
Accruals for land and infrastructure rentals in Tien Son Industrial Park	4,344,337,778	-
Other accruals	11,305,954,256	112,407,407
	54,729,061,085	4,946,616,170

20. UNEARNED REVENUE

Unearned revenue represents the excess of the selling price over the carrying amount of the fixed assets arising from the sale and lease back of these assets, amortized over the lease term.

21. OTHER CURRENT PAYABLES

	Closing balance VND	Opening balance VND
a) Current payables		
Social, Health, Unemployment Insurance and Trade Union Fees	1,238,467,062	177,760,679
Short-term deposits received	207,000,000	207,000,000
Payables for advances received	564,490,038	196,841,310
Remuneration for the Board of Directors and Supervisory Board	52,541,894	436,800,000
Bonus and welfare fund payables to employees	3,032,459,251	-
Other short-term payables	3,139,015,477	1,245,417,275
	8,233,973,722	2,263,819,264
b) Long-term payables		
Long-term deposits received	1,280,569,400	251,000,000
	1,280,569,400	251,000,000

22. LOANS AND FINANCIAL LEASE DEBT

	Opening balance VND	Increase during the year VND	Decrease during the year VND	Closing balance VND
a) Short-term loans				
Vietinbank - Tien Son IP Branch	265,459,538,149	546,826,432,725	511,832,221,893	300,453,748,981
Vietinbank - Ba Dinh Branch	192,270,506,501	413,909,243,112	262,559,011,633	343,620,737,980
BIDV - Trang Tien Branch	22,436,479,726	-	22,436,479,726	-
BIDV - Quang Trung Branch	-	58,449,959,786	-	58,449,959,786
MSB - Bac Ninh Branch	-	112,458,405,258	42,545,972,600	69,912,432,658
BIDV - Phuc Yen Branch	-	130,951,643,074	22,089,515,902	108,862,127,172
Vietinbank - Phuc Yen Branch	-	13,381,884,707	-	13,381,884,707
BIDV - Thanh Dong Branch	-	54,649,594,810	5,912,343,722	48,737,251,088
Vietcombank - Chuong Duong Branc	-	34,936,011,206	32,118,862,267	2,817,148,939
Vietinbank - Ba Dinh Branch	-	71,068,832,198	71,068,832,198	-
Personal loans	-	583,708,946	-	583,708,946
	480,166,524,376	1,437,215,715,822	970,563,239,941	946,819,000,257
b) Long-term loans and obligations under finance leases				
Long-term loans	474,963,392,757	3,390,635,625	93,364,660,867	384,989,367,515
Vietinbank - Ba Dinh Branch	130,910,000,000	-	62,700,000,000	68,210,000,000
Vietinbank - Ba Dinh Branch	264,263,919,074	-	20,000,000,000	244,263,919,074
Vietinbank - Phuc Yen Branch	79,789,473,683	-	10,438,596,492	69,350,877,191
TPBank - Bac Ninh Branch	-	3,390,635,625	226,064,375	3,164,571,250
Vietcombank - Chuong Duong Branc	-	-	-	-
Obligations under finance leases	36,995,945,202	150,817,776,705	42,170,801,096	145,642,920,811
VietinBank Leasing	6,410,497,486	25,201,777,510	9,596,396,986	22,015,878,010
Vietnam International Leasing (VILC	30,585,447,716	82,905,339,643	29,024,583,485	84,466,203,874
BIDV-SuMi TRUST Leasing (BSL)	-	193,666,682	41,499,999	152,166,683
Vietcombank Leasing	-	42,516,992,870	3,508,320,626	39,008,672,244
	511,959,337,959	154,208,412,330	135,535,461,963	530,632,288,326
Amount due for settlement:				
Within 12 months	172,162,752,079			232,256,530,396
After 12 months	339,796,585,880			298,375,757,930

23. OWNERS' EQUITY

a) Increase and decrease in owner's equity

Appendix No. 03

b) Charter capital

	<u>Closing balance</u>	<u>Tỷ lệ</u>	<u>Opening balance</u>	<u>Tỷ lệ</u>
	VND	%	VND	%
Viglacera Corporation - JSC	350,961,600,000	51%	255,000,000,000	51%
Other shareholders	337,055,020,000	49%	245,000,000,000	49%
	688,016,620,000	100%	500,000,000,000	100%

c) Capital transactions with owners and distribution of dividends and profits

	<u>Current period</u>	<u>Prior year</u>
	VND	VND
Owner's invested capital	500,000,000,000	500,000,000,000
- Opening balance	500,000,000,000	500,000,000,000
- Increase	188,016,620,000	-
- Decrease	-	-
- Closing balance	688,016,620,000	500,000,000,000
Distributed dividends and profit	-	-
- Dividends distributed on last year profit	-	-

d) Share

	<u>Closing balance</u>	<u>Opening balance</u>
Number of shares registered to issue	68,801,662	50,000,000
Number of shares issued to the public	68,801,662	50,000,000
- Ordinary shares	68,801,662	50,000,000
Number of treasury shares	336	336
- Ordinary shares	336	336
Number of outstanding shares in circulation	68,801,326	49,999,664
- Ordinary shares	68,801,326	49,999,664
A common share has par value of VND	10,000	10,000

f) Company's funds

	<u>Closing balance</u>	<u>Opening balance</u>
	VND	VND
Development investment funds	81,407,219,855	81,407,219,855
	81,407,219,855	81,407,219,855

24. OFF BALANCE SHEET ITEMS

	<u>Closing balance</u>	<u>Opening balance</u>
	VND	VND
Foreign currencies		
USD	169,013.39	8,643.34
EUR	987.17	985.71

25. REVENUE FROM GOODS SOLD AND SERVICES RENDERED

	Current period VND	Prior year VND
Gross revenue from sales of goods and rendering of services		
Gross revenue from sales of goods and rendering of services	1,575,986,598,324	907,500,153,893
Revenue from sales of roof tiles and roof tile accessories	236,694,301,975	-
Revenue from sales of aerated concrete blocks	102,506,436,443	-
Revenue from sales of CNC processed products from tiles	34,809,285,126	24,486,233,164
Revenue from sales of other goods and rendering of other services	3,154,092,686	658,833,144
	1,953,150,714,554	932,645,220,201
Deductions		
Trade discount	22,002,645,959	8,563,894,310
Sales return	-	1,060,955,856
Sales rebates	552,147,662	-
	22,554,793,621	9,624,850,166
Net revenue from goods sold and services rendered		
Net revenue from sales of tiles	1,556,977,862,440	897,875,303,727
Net revenue from sales of roof tiles and roof tile accessories	233,306,548,612	-
Net revenue from sales of aerated concrete blocks	102,349,198,069	-
Net revenue from sales of CNC processed products from tiles	34,808,219,126	24,486,233,164
Net revenue from sales of other goods and rendering of other services	3,154,092,686	658,833,144
	1,930,595,920,933	923,020,370,035

26. COST OF GOODS SOLD

	Current period VND	Prior year VND
Cost of ceramic tiles sold	1,322,116,871,061	808,283,026,642
Cost of roof tiles and roof tile accessories sold	175,451,048,630	-
Cost of aerated concrete blocks sold	95,823,036,343	-
Cost of CNC processed products from tiles sold	27,039,191,747	19,868,639,685
Cost of other goods and services sold	1,253,759,639	661,333,177
Allowance/(Reversal of allowance) for decline in value of inventories	(396,430,331)	6,223,944,819
	1,621,287,477,089	835,036,944,323

27. FINANCIAL INCOME

	Current period VND	Prior year VND
Bank and loan interest	673,151,135	8,413,013
Foreign exchange gain arising from transaction during the year	903,987,601	421,188,336
Foreign exchange gain arising from closing balance revaluation	1,413,986,851	-
Other financial income	509,409	-
	2,991,634,996	429,601,349

28. FINANCIAL EXPENSES

	Current period VND	Prior year VND
Interest expense	51,518,535,353	42,838,551,399
Payment discount	18,056,558,991	-
Foreign exchange loss arising from transaction during the year	814,809,328	905,934,613
Foreign exchange loss arising from closing balance revaluation	-	595,086,134
	70,389,903,672	44,339,572,146

29. SELLING EXPENSES

	Current period VND	Prior year VND
Raw materials	4,795,711,970	865,831,100
Staff costs	38,403,012,060	-
Taxes, charges and fees	75,042,666	-
Out-sourced services	63,516,656,646	9,007,292,518
Others	36,748,643,760	2,398,322,099
	143,539,067,102	12,271,445,717

30. GENERAL AND ADMINISTRATION EXPENSES

	Current period VND	Prior year VND
Stationery costs	644,430,227	57,353,000
Staff costs	16,195,591,111	5,313,773,617
Depreciation of fixed assets	280,446,066	157,890,967
(Reversal of)/Provision for doubtful debts	1,525,176,126	22,136,351
Taxes, charges and fees	25,260,254	64,402,633
Out-sourced services	15,803,511,871	3,158,169,057
Others	3,981,468,599	4,037,779,476
	38,455,884,254	12,811,505,101

31. OTHER INCOME

	Current period VND	Prior year VND
Land rent exemption and reduction	-	16,690,967
Others	56,377,045	117,890,499
	56,377,045	134,581,466

32. OTHER EXPENSE

	Current period VND	Prior year VND
Fines	68,295,122	46,411,837
Others	23,796,797	113,261
	92,091,919	46,525,098

33. CURRENT CORPORATE INCOME TAX EXPENSES

	Current period	Prior year
	VND	VND
Total accounting profit before corporate income tax	59,879,508,938	19,078,560,465
Positive adjustments	68,295,122	46,411,837
- <i>Administrative penalties and late payment interest</i>	68,295,122	46,411,837
Negative adjustments	-	-
Taxable income	59,947,804,060	19,124,972,302
Current corporate income tax expenses (tax rate of 20%)	11,989,560,812	3,824,994,460

34. BASIC EARNINGS PER SHARE

Basic earnings per share distributed to common shareholders of the company are calculated as follows:

	Current period	Prior year
	VND	VND
Accounting profit after corporate income tax	47,889,948,126	15,253,566,005
Adjustments	(4,112,698,255)	(1,434,465,019)
- <i>Bonus and welfare funds distributed from after tax earning</i>	(4,112,698,255)	(1,434,465,019)
Net profit attributable to shareholders	43,777,249,871	13,819,100,986
Weighted average number of ordinary shares in circulation (shares)	68,801,326	49,999,664
Basic earnings per share (VND/share)	636	276

35. PRODUCTION COST BY NATURE

	Current period	Prior year
	VND	VND
Raw materials and consumables	956,480,337,378	695,946,909,468
Labour costs	212,459,007,104	107,585,419,783
Cost of equipment, tools and utensils	95,191,884,564	58,782,828,751
Depreciation and amortisation	94,290,672,795	82,167,739,784
Taxes, charges and fees	100,302,920	64,402,633
(Reversal of)/Provision for doubtful debts	1,128,745,795	(1,505,966,631)
Out-sourced services	83,273,139,246	13,715,061,575
Others	38,327,161,172	33,519,857,308
	1,481,251,250,974	990,276,252,671

36. RELATED PARTY TRANSACTIONS AND BALANCES

During the year, the Company has the transactions and balances with related parties as follows:

Transactions during the year:

	Relationship	Current period VND	Prior year VND
Revenue from sales of goods and rendering of services			
Viglacera Corporation - JSC	Parent Company	2,767,095,835	-
Viglacera Trading Joint Stock Company	Affiliate	-	3,558,491,076
Viglacera Ceramic & Porcelain Tiles Business LLC	Subsidiary	21,106,550,341	892,472,594,277
Viglacera My Xuan Sanitaryware Company (BSC) -	Affiliate	-	783,739,429
Viglacera Corporation - JSC Branch			
Viglacera My Xuan Sanitaryware Company (BSC) -	Affiliate	-	181,754,211
Viglacera Corporation - JSC Branch			
Viet Tri Viglacera Joint Stock Company	Affiliate	-	37,200,000
Viglacera Sanitary Equipment Co., Ltd.	Affiliate	6,771,546,106	-
Viglacera Hanoi Joint Stock Company	Affiliate	-	2,425,000
Gelex Ninh Thuan Energy Company Limited	With Gelex Group	141,976,946	107,412,052
Purchases of goods and services			
Viglacera Ceramic & Porcelain Tiles Business LLC	Associate	39,300,221,536	7,280,309,086
Viglacera Packings and Brake Linings JSC	Affiliate	17,286,984,130	9,801,232,580
Viglacera Infrastructure Development Investment	Affiliate	527,222,048	1,972,399,201
Company - Viglacera Corporation - JSC Branch			
Viglacera My Xuan Sanitaryware Company (BSC) -	Affiliate	-	60,236,729
Viglacera Corporation - JSC Branch			
Viglacera Infrastructure And Urban Investment Company -	Affiliate	957,544,585	768,442,402
Viglacera Corporation - JSC Branch	Affiliate		
Vocational Training College Viglacera	Affiliate	215,000,000	220,000,000
Viglacera Corporation - JSC	Parent Company	-	-
Viglacera Thang Long Joint Stock Company	Affiliate	127,774,364,185	95,735,200
Viglacera Trading Joint Stock Company	Affiliate	-	1,644,817,952
CADIVI Northern LLC	With Gelex Group	47,167,515	-
Royalty fees			
Viglacera Corporation - JSC	Parent Company	6,360,842,271	3,708,938,690

Significant related party balances as at the balance sheet date were as follows:

	Relationship	Closing balance VND	Opening balance VND
Trade accounts receivables			
Viglacera Ceramic & Porcelain Tiles Business LLC	Subsidiary	18,246,688,732	-
Viglacera Ceramic Tiles Trading Joint Stock Company - EuroTile Branch	Affiliate	-	162,249,053,108
Viglacera Trading Joint Stock Company	Affiliate	-	5,497,020,731
Viglacera Consulting Joint Stock Company	Affiliate	279,115,308	20,727,576
Viglacera My Xuan Sanitaryware Company (BSC) - Viglacera Corporation - JSC Branch	Affiliate	-	53,766,374
Viglacera Sanitary Equipment Co., Ltd.	Affiliate	7,388,223,822	24,096,672
Trade accounts payable			
Viglacera Ceramic & Porcelain Tiles Business LLC	Subsidiary	31,651,110,801	-
Viglacera Infrastructure Development Investment Company - Viglacera Corporation - JSC Branch	Associate	3,911,513,203	-
Short-term advances to suppliers			
CADIVI Northern LLC	With Gelex Group	8,890,334,491	-
Trade accounts payable			
Viglacera Corporation - JSC	Parent Company	14,087,109,202	2,541,325,644
Viglacera Thang Long Joint Stock Company	Affiliate	-	58,282,231,127
Viglacera Ha Noi Joint Stock Company	Affiliate	-	16,319,627,426
Viglacera Infrastructure Development Investment Company - Viglacera Corporation - JSC Branch	Affiliate	6,449,592,092	3,425,035,087
Viglacera Packings and Brake Linings JSC	Affiliate	9,213,963,931	4,384,062,171
Viglacera Urban & Infrastructure Development Company - Viglacera Corporation - JSC Branch	Affiliate	818,977,266	64,671,437
Viglacera Aerated Concrete JSC	Affiliate	2,788,176,372	293,864,194
Viglacera Ha Long Trading LLC	Affiliate	990,881,870	-
Viglacera Real Estate Business Company	Affiliate	726,537,956	-
Vocational Training College Viglacera	Affiliate	125,000,000	-
Short-term prepayments from customers			
Viglacera Ceramic & Porcelain Tiles Business LLC	Subsidiary	-	112,967,151,319

Vu Xuan Tung

Preparer

Bac Ninh, July 16, 2026

Nguyen Xuan Dong

Chief Accountant



Le Tien Dung

General Director

Appendix No. 01

11. INTANGIBLE FIXED ASSETS

	Buildings and structures	Machinery and equipment	Transportation equipment	Office equipment	Others	Total
	VND	VND	VND	VND	VND	VND
Cost						
Opening balance	566,496,292,923	1,344,750,461,879	9,726,948,603	1,901,787,468	1,871,420,670	1,924,746,911,543
- Additions	-	45,305,308,062	1,301,397,273	246,704,000	-	46,853,409,335
- Transfer from construction in progress	3,398,858,819	15,111,203,757	-	-	-	18,510,062,576
- Acquisitions from TLT merger	120,063,922,103	277,572,335,046	9,658,964,805	468,128,498	-	407,763,350,452
- Acquisitions from VIH merger	69,739,308,150	330,313,796,830	10,229,950,314	725,140,181	-	411,008,195,475
- Repurchase finance lease assets	-	9,056,663,733	-	-	-	9,056,663,733
- Sale of tangible fixed assets and finance lease back	-	(72,017,516,781)	-	-	-	(72,017,516,781)
Closing balance	759,698,381,995	1,950,092,252,526	30,917,260,995	3,341,760,147	1,871,420,670	2,745,921,076,333
Accumulated depreciation						
Opening balance	237,204,367,874	762,891,982,373	6,642,997,341	1,848,523,157	1,871,420,670	1,010,459,291,415
- Depreciation	16,599,685,041	52,398,442,920	705,214,230	47,639,082	-	69,750,981,273
- Acquisitions from TLT merger	90,473,386,654	264,196,422,615	8,932,440,324	468,128,498	-	364,070,378,091
- Acquisitions from VIH merger	59,146,568,000	293,812,472,158	8,706,163,979	697,521,238	-	362,362,725,375
- Repurchase finance lease assets	-	3,735,873,790	-	-	-	3,735,873,790
- Sale of tangible fixed assets and finance lease back	-	(64,338,276,351)	-	-	-	(64,338,276,351)
Closing balance	403,424,007,569	1,312,696,917,505	24,986,815,874	3,061,811,975	1,871,420,670	1,746,040,973,593
Net carrying amount						
Opening balance	329,291,925,049	581,858,479,506	3,083,951,262	53,264,311	-	914,287,620,128
Closing balance	356,274,374,426	637,395,335,021	5,930,445,121	279,948,172	-	999,880,102,740

- The Company has pledged its tangible fixed assets, which have the carrying value of VND 993669709447.0 as of June 30, 2026, to secure banking facilities granted to the Company.
- The cost of the Company's tangible fixed assets as of June 30, 2026 includes VND 802781230657.0 of assets which have been fully depreciated but are still in use.

Appendix No. 02

18. TAXES AND OTHER PAYABLES TO STATE BUDGET

	Receivables opening balance	Payables opening balance	Payable during the year	Payables assumed from merger	Paid/Received during the year	Receivables closing balance	Payables closing balance
	VND	VND	VND	VND	VND	VND	VND
Value added tax	-	863,056,801	11,503,116,486	2,712,238,011	15,078,407,230	-	4,068
Import and export tax	-	-	972,480,080	-	571,694,687	-	400,785,393
Corporate income tax	185,883,736	8,957,683,234	11,274,639,891	471,333,650	8,957,878,901	1,585,013,501	13,144,907,639
Personal income tax	44,626,545	-	2,973,920,214	(68,756,236)	2,088,422,457	-	772,114,976
Land & housing tax, land rental charges	133,527,737	-	892,701,535	396,062,721	1,959,900,186	804,663,667	-
Personal income tax	535,427,527	-	557,712,518	-	138,361,909	296,548,107	180,471,189
Other taxes	-	801,126,456	257,290,934	7,106,400	57,285,297	-	1,008,238,493
	899,465,545	10,621,866,491	28,431,861,658	3,517,984,546	28,851,950,667	2,686,225,275	15,506,521,758

Appendix No. 03

23. OWNERS' EQUITY

a) Increase and decrease in owner's equity

	Owner's contributed capital	Share premium	Treasury shares	Investment and Development fund	Retained earnings	Total
	VND	VND	VND	VND	VND	VND
Opening balance of previous year	500,000,000,000	(3,361,823,052)	(3,360,000)	81,407,219,855	52,520,465,019	630,562,501,822
Profit/(loss) for the year	-	-	-	-	73,464,959,255	73,464,959,255
Dividends declared	-	-	-	-	(50,000,000,000)	(50,000,000,000)
Allocated to Bonus and Welfare fund	-	-	-	-	(1,434,465,019)	(1,434,465,019)
Compensation of the Board of Directors	-	-	-	-	(336,000,000)	(336,000,000)
Deduction for bonus fund	-	-	-	-	(750,000,000)	(750,000,000)
Closing balance of previous year	500,000,000,000	(3,361,823,052)	(3,360,000)	81,407,219,855	73,464,959,255	651,506,996,058
Opening balance of current year	500,000,000,000	(3,361,823,052)	(3,360,000)	81,407,219,855	73,464,959,255	651,506,996,058
Increase due to merger	188,016,620,000	(722,860,000)	-	-	554,141,774	187,847,901,774
Profit/(loss) for the year	-	-	-	-	47,889,948,126	47,889,948,126
Allocated to Bonus and Welfare fund	-	-	-	-	(4,112,698,255)	(4,112,698,255)
Compensation of the Board of Directors	-	-	-	-	(550,600,000)	(550,600,000)
Closing balance of current year	688,016,620,000	(4,084,683,052)	(3,360,000)	81,407,219,855	117,245,750,900	882,581,547,703