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VIGLACERA HA LONG JOINT STOCK COMPANY
(Incorporated in the Socialist Republic of Vietnam)

**AUDITED CONSOLIDATED
FINANCIAL STATEMENTS**

For the year ended 31 December 2025



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STATEMENT OF THE BOARD OF EXECUTIVE OFFICERS

The Board of Executive Officers of Viglacera Ha Long Joint Stock Company (the “Company”) presents this report together with the consolidated financial statements of the Company for the year ended 31 December 2025.

THE BOARD OF DIRECTORS, BOARD OF EXECUTIVE OFFICERS AND BOARD OF SUPERVISORS

The members of the Board of Directors, Board of Executive Officers and Board of Supervisors of the Company during the year and to the date of this report are as follows:

Board of Directors

Mr. Nguyen Duc Luyen	Chairman (appointed on 11 March 2025)
Mr. Tran Hong Quang	Chairman (resigned on 11 March 2025)
Mr. Quach Huu Thuan	Vice Chairman (appointed on 23 March 2025) (resigned on 09 December 2025)
Mr. Nham Sy Tien	Vice Chairman (resigned on 23 March 2025)
Mr. Dang Minh Tam	Member (appointed on 23 March 2025)
Mr. Dinh Quang Huy	Independent Member
Mr. Le Duc Tai	Independent Member (appointed on 23 March 2025)
Mr. Ngo Thanh Tung	Member (resigned on 23 March 2025)
Mr. Tran Thanh	Member (resigned on 23 March 2025)
Mr. Nguyen Huu Gam	Independent Member (resigned on 23 March 2025)

Board of Executive Officers

Mr. Tran Thanh	Chief Executive Officer
Mr. Tran Duy Hung	Deputy Chief Executive Officer
Mr. Bui Van Quang	Deputy Chief Executive Officer

Board of Supervisors

Mr. Nguyen Quang Hai	Head
Ms. Pham Thi Hien	Member
Mr. Tran Trung Kien	Member

THE BOARD OF EXECUTIVE OFFICERS'S STATEMENT OF RESPONSIBILITY

The Board of Executive Officers of the Company is responsible for preparing the consolidated financial statements, which give a true and fair view of the consolidated financial position of the Company as at 31 December 2025, and its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to consolidated financial reporting. In preparing these consolidated financial statements, the Board of Executive Officers is required to:



STATEMENT OF THE BOARD OF EXECUTIVE OFFICERS (Continued)

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the consolidated financial statements;
- Prepare the consolidated financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business; and
- Design and implement an effective internal control system for the purpose of properly preparing and presenting the consolidated financial statements so as to minimize errors and frauds.

The Board of Executive Officers is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the consolidated financial position of the Company and that the consolidated financial statements comply with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to consolidated financial reporting. The Board of Executive Officers is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of frauds and other irregularities.

The Board of Executive Officers confirms that the Company has complied with the above requirements in preparing these consolidated financial statements.

For and on behalf of the Board of Executive Officers, 



Chief Executive Officer
General Director

09 February 2026

No.: 0472/VN1A-HN-BC

INDEPENDENT AUDITORS' REPORT

To:
The Shareholders
The Board of Directors and Board of Executive Officers
Viglacera Ha Long Joint Stock Company

We have audited the accompanying consolidated financial statements of Viglacera Ha Long Joint Stock Company (the "Company"), prepared on 09 February 2026 as set out from page 05 to page 37, which comprise the consolidated balance sheet as at 31 December 2025, the consolidated statement of income and consolidated statement of cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

The Board of Executive Officers' Responsibility for the Consolidated Financial Statements

The Board of Executive Officers is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to consolidated financial reporting and for such internal control as the Board of Executive Officers determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the Company's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Board of Executive Officers, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Deloitte.

INDEPENDENT AUDITORS' REPORT (Continued)

Opinion

In our opinion, the consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Company as at 31 December 2025, and its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to consolidated financial reporting.



Tran Xuan Anh

Audit Partner

Audit Practising Registration Certificate

No. 0723-2023-001-1

Nguyen Anh Tuan

Auditor

Audit Practising Registration Certificate

No. 1472-2023-001-1

DELOITTE VIETNAM AUDIT COMPANY LIMITED

09 February 2026

Hanoi, S.R. Vietnam

CONSOLIDATED BALANCE SHEET

As at 31 December 2025

Unit: VND

ASSETS	Codes	Notes	Closing balance	Opening balance
A. CURRENT ASSETS	100		504,064,960,453	422,372,440,934
I. Cash and cash equivalents	110	5	92,765,289,388	68,167,670,442
1. Cash	111		44,265,289,388	20,167,670,442
2. Cash equivalents	112		48,500,000,000	48,000,000,000
II. Short-term financial investments	120	14	67,000,000,000	30,089,870,171
1. Held-to-maturity investments	123		67,000,000,000	30,089,870,171
III. Short-term receivables	130		29,333,007,881	41,958,352,471
1. Short-term trade receivables	131	6	9,595,145,729	15,843,475,931
2. Short-term advances to suppliers	132	7	3,308,032,159	10,013,796,471
3. Other short-term receivables	136	8	41,915,566,965	40,803,082,362
4. Provision for short-term doubtful debts	137	9	(25,485,736,972)	(24,702,002,293)
IV. Inventories	140	10	311,864,961,605	278,674,003,344
1. Inventories	141		331,641,047,120	296,200,185,884
2. Provision for devaluation of inventories	149		(19,776,085,515)	(17,526,182,540)
V. Other short-term assets	150		3,101,701,579	3,482,544,506
1. Short-term prepayments	151		140,837,900	320,685,167
2. Value added tax deductibles	152		2,928,412,732	2,885,469,523
3. Taxes and other receivables from the State budget	153	17	32,450,947	276,389,816
B. NON-CURRENT ASSETS	200		263,686,368,570	306,560,494,171
I. Long-term receivables	210		5,808,396,152	5,808,396,152
1. Long-term trade receivables	211	6	2,142,749,698	2,142,749,698
2. Other long-term receivables	216	8	3,665,646,454	3,665,646,454
II. Fixed assets	220		218,666,631,715	263,275,932,407
1. Tangible fixed assets	221	11	212,549,360,792	257,001,270,300
- Cost	222		1,613,916,931,400	1,679,918,772,598
- Accumulated depreciation	223		(1,401,367,570,608)	(1,422,917,502,298)
2. Intangible assets	227	12	6,117,270,923	6,274,662,107
- Cost	228		8,454,450,375	8,454,450,375
- Accumulated amortisation	229		(2,337,179,452)	(2,179,788,268)
III. Long-term assets in progress	240	13	6,169,599,088	477,712,088
1. Construction in progress	242		6,169,599,088	477,712,088
IV. Long-term financial investments	250	14	32,839,716,793	36,707,897,763
1. Investments in associates	252		32,839,716,793	36,707,897,763
2. Equity investments in other entities	253		-	2,000,000,000
3. Provision for impairment of long-term financial investments	254		-	(2,000,000,000)
V. Other long-term assets	260		202,024,822	290,555,761
1. Long-term prepayments	261		-	147,888,887
2. Deferred tax assets	262		202,024,822	142,666,874
TOTAL ASSETS (270=100+200)	270		767,751,329,023	728,932,935,105

The accompanying notes are an integral part of these consolidated financial statements

CONSOLIDATED BALANCE SHEET (Continued)

As at 31 December 2025

Unit: VND

RESOURCES	Codes	Notes	Closing balance	Opening balance
C. LIABILITIES	300		266,000,962,047	257,078,274,437
I. Current liabilities	310		238,948,091,458	201,482,614,244
1. Short-term trade payables	311	15	50,286,283,297	57,154,825,231
2. Short-term advances from customers	312	16	10,542,821,637	8,624,299,229
3. Taxes and amounts payable to the State budget	313	17	9,198,665,545	4,058,015,418
4. Payables to employees	314		52,258,386,084	37,229,941,485
5. Short-term accrued expenses	315	18	25,200,904,116	17,993,877,182
6. Short-term unearned revenue	318	19	581,636,434	581,636,434
7. Other current payables	319	20	8,349,724,910	9,596,362,153
8. Short-term loans	320	23	32,989,533,000	10,348,205,687
9. Short-term provisions	321	21	6,231,594,832	8,656,913,640
10. Bonus and welfare funds	322	22	43,308,541,603	47,238,537,785
II. Long-term liabilities	330		27,052,870,589	55,595,660,193
1. Long-term accrued expenses	333	18	1,445,139,636	-
2. Long-term unearned revenue	336	19	7,855,123,330	8,436,759,764
3. Long-term loans	338	24	2,223,800,000	32,403,729,000
4. Deferred tax liabilities	341		10,464,311,844	9,690,675,650
5. Long-term provisions	342	21	2,750,000,000	2,750,000,000
6. Scientific and technological development fund	343		2,314,495,779	2,314,495,779
D. EQUITY	400		501,750,366,976	471,854,660,668
I. Owners' equity	410	25	501,750,366,976	471,854,660,668
1. Owners' contributed capital	411		250,000,000,000	250,000,000,000
- Ordinary shares carrying voting rights	411a		250,000,000,000	250,000,000,000
2. Share premium	412		49,171,810,665	49,171,810,665
3. Investment and development fund	418		261,465,442,014	261,465,442,014
4. Other reserves	420		11,811,512,409	11,811,512,409
5. Accumulated (losses)	421		(70,843,398,112)	(100,739,104,420)
- (Losses) accumulated to the prior year end	421a		(100,739,104,420)	(34,173,812,194)
- Retained earnings/(Losses) of the current year	421b		29,895,706,308	(66,565,292,226)
6. Non-controlling interest	429		145,000,000	145,000,000
TOTAL RESOURCES (440=300+400)	440		767,751,329,023	728,932,935,105

Nguyen Thi Tuyen
PreparerDinh Thi Thu Hang
Chief AccountantTran Thanh
Chief Executive Officer

09 February 2026

The accompanying notes are an integral part of these consolidated financial statements

CONSOLIDATED INCOME STATEMENT
 For the year ended 31 December 2025

Unit: VND

ITEMS	Codes	Notes	Current year	Prior year
1. Gross revenue from goods sold	01	27	1,109,243,061,667	1,148,291,688,627
2. Net revenue from goods sold (10=01)	10		1,109,243,061,667	1,148,291,688,627
3. Cost of sales	11	28	925,045,509,101	1,021,568,745,053
4. Gross profit from goods sold (20=10-11)	20		184,197,552,566	126,722,943,574
5. Financial income	21	30	5,109,502,561	1,663,359,121
6. Financial expenses	22	31	1,913,587,979	5,451,001,642
- In which: Interest expense	23		3,741,034,021	4,775,607,051
7. Share of profits of associates	24	14	(3,868,180,970)	(20,461,526,905)
8. Selling expenses	25	32	103,295,755,618	96,922,609,696
9. General and administration expenses	26	32	47,289,131,819	45,073,519,042
10. Operating profit/(loss) (30=20+(21-22)+24-(25+26))	30		32,940,398,741	(39,522,354,590)
11. Other income	31	33	3,378,277,149	1,574,021,068
12. Other expenses	32	33	1,479,947,989	22,877,440,674
13. Profit/(loss) from other activities (40=31-32)	40		1,898,329,160	(21,303,419,606)
14. Accounting profit/(loss) before tax (50=30+40)	50		34,838,727,901	(60,825,774,196)
15. Current corporate income tax expense	51	35	4,199,647,347	1,307,196,465
16. Deferred corporate tax expense	52	35	714,278,246	4,402,111,565
17. Net profit/(loss) after corporate income tax (60=50-51-52)	60		29,924,802,308	(66,535,082,226)
17.1 The parent company's net profit/(loss) after tax	61		29,924,802,308	(66,535,082,226)
18. Basic earnings per share	70	34	1,196	(2,663)

Nguyen Thi Tuyen
 Preparer

Dinh Thi Thu Hang
 Chief Accountant

Tran Thanh
 Chief Executive Officer



09 February 2026

The accompanying notes are an integral part of these consolidated financial statements

CONSOLIDATED CASH FLOW STATEMENT

For the year ended 31 December 2025

Unit: VND

ITEMS	Codes	Current year	Prior year
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1. Profit/(Loss) before tax	01	34,838,727,901	(60,825,774,196)
2. Adjustments for:			
Depreciation and amortisation of fixed assets	02	44,609,300,692	52,390,543,463
Provisions	03	(1,391,681,154)	853,375,110
Foreign exchange (gain)/loss arising from translating foreign currency monetary items	04	(25,189,337)	22,341,974
Losses from investing activities	05	218,702,881	20,461,526,905
Interest expense	06	3,741,034,021	4,775,607,051
3. Operating profit before movements in working capital	08	81,990,895,004	17,677,620,307
Changes in receivables	09	12,712,273,127	(9,724,419,523)
Changes in inventories	10	(35,440,861,236)	90,457,846,117
Changes in payables (excluding accrued loan interest and corporate income tax payable)	11	19,519,904,765	(3,692,369,404)
Changes in prepaid expenses	12	327,736,154	16,273,955,688
Interest paid	14	(4,166,259,147)	(4,832,712,794)
Corporate income tax paid	15	(1,192,000,945)	(4,776,821,223)
Other cash outflows	17	(3,959,092,182)	(1,385,291,623)
Net cash generated by operating activities	20	69,792,595,540	99,997,807,545
II. CASH FLOWS FROM INVESTING ACTIVITIES			
1. Acquisition and construction of fixed assets and other long-term assets	21	(5,691,887,000)	(35,142,800)
2. Proceeds from sale, disposal of fixed assets and other long-term assets	22	906,580,000	-
3. Cash outflow for lending, buying debt instruments of other entities	23	(85,200,000,000)	(30,089,870,171)
4. Cash recovered from lending, selling debt instruments of other entities	24	48,289,870,171	-
5. Cash recovered from investments in other entities	26	2,000,000,000	-
6. Interest earned, dividends and profits received	27	2,012,959,459	-
Net cash used in investing activities	30	(37,682,477,370)	(30,125,012,971)

The accompanying notes are an integral part of these consolidated financial statements

CONSOLIDATED CASH FLOW STATEMENT (Continued)

For the year ended 31 December 2025

Unit: VND

ITEMS	Codes	Current year	Prior year
III. CASH FLOWS FROM FINANCING ACTIVITIES			
1. Proceeds from borrowings	33	286,928,063,195	355,517,113,497
2. Repayment of borrowings	34	(294,466,664,882)	(394,147,031,460)
3. Repayment of obligations under finance leases	35	-	(1,626,302,771)
4. Dividends and profits paid	36	-	(402,721,915)
Net cash used in financing activities	40	(7,538,601,687)	(40,658,942,649)
Net increases in cash (50=20+30+40)	50	24,571,516,483	29,213,851,925
Cash and cash equivalents at the beginning of the year	60	68,167,670,442	38,985,788,401
Effects of changes in foreign exchange rates	61	26,102,463	(31,969,884)
Cash and cash equivalents at the end of the year (70=50+60+61)	70	92,765,289,388	68,167,670,442



Nguyen Thi Tuyen
 Preparer



Dinh Thi Thu Hang
 Chief Accountant



Tran Thanh
 Chief Executive Officer

09 February 2026

The accompanying notes are an integral part of these consolidated financial statements

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

These notes are an integral part of and should be read in conjunction with the accompanying consolidated financial statements

1. GENERAL INFORMATION**Structure of ownership**

Viglacera Ha Long Joint Stock Company (the "Company") is an enterprise converted upon the equitization of Ha Long Ceramics and Construction Company into a joint stock company according to the Enterprise Registration Certificate of Joint Stock Company No. 5700101147 dated 01 March 2006 and amended Enterprise Registration Certificates. The Company's charter capital according to the Enterprise Registration Certificate is VND 250,000,000,000. The Company was approved to become a public interest company according to Official Letter No. 5941/UBCK-GSDC dated 05 September 2016 by the State Security Commission of Vietnam. The Company has its shares officially listed on HNX with the stock code VHL since 25 November 2008.

The Company is headquartered in Quarter 2, An Tiem Street, Viet Hung Ward, Quang Ninh Province.

The parent company of the Company is Viglacera Corporation - JSC. The ultimate parent company of the Company is Gelex Group Joint Stock Company.

The total number of employees of the Company and its subsidiaries as at 31 December 2025 was 1,293 (as at 31 December 2024: 1,397).

Operating industry and principal activities

The operating industries of the Company include:

- Producing construction materials from clay;
- Producing, exploiting and trading all kinds of construction materials. Design consultancy, application, technology transfer of construction materials production;
- Exploitation of stone, sand, gravel and clay;
- Trading in real estate, land use rights with owned or leased properties; and
- Investment in construction of civil and industrial works, urban infrastructure technical works, industrial parks.

The principal activities of the Company are to produce construction materials from clay, produce, exploit, trade and distribute all kinds of construction materials.

Normal business cycle

The Company's normal business cycle is carried out for a time period of 12 months or less.

The Company's structure

Dependent units of the Company are as follow:

Dependent units	Address	Principal activities
Tuynel Tieu Giao Brick factory	Quang Ninh	Production of construction materials
Cotto Gieng Day Brick factory	Quang Ninh	Production of construction materials
Tuynel Hoanh Bo Brick factory	Quang Ninh	Production of construction materials

Details of the Company's subsidiaries and associates as at 31 December 2025 are as follows:

Company name	Place of incorporation and operation	Proportion of ownership interest (%)	Proportion of voting power held (%)	Principal activities
Subsidiaries				
Viglacera Ha Long Trading One Member Company Limited	Quang Ninh	100.00	100.00	Trading construction materials
Viglacera Clinker Tile Joint Stock Company	Quang Ninh	99.92	99.92	Production of construction materials
Associates				
Viglacera Ha Long II Joint Stock Company	Quang Ninh	40.00	40.00	Production of construction materials
Viglacera Dong Trieu Joint Stock Company	Quang Ninh	40.00	40.00	Production of construction materials

Disclosure of information comparability in the consolidated financial statements

The comparative figures are the figures of the Company's audited consolidated financial statements for the year ended 31 December 2024.

2. ACCOUNTING CONVENTION AND FINANCIAL YEAR

Accounting convention

The accompanying consolidated financial statements, expressed in Vietnam Dong (VND), are prepared under the historical cost convention and in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to consolidated financial reporting. The consolidated financial statement are prepared based on consolidation of separate financial statement of the company and its subsidiaries' financial statements.

The accompanying consolidated financial statements are not intended to present the consolidated financial position, consolidated results of operations and consolidated cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdictions other than Vietnam.

Financial year

The Company's financial year begins on 01 January and ends on 31 December.

3. NEW ACCOUNTING GUIDANCE IN ISSUE

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC ("Circular 99") guiding the application of accounting regime for enterprises. Circular 99 are effective from 01 January 2026 and apply for financial years beginning on or after 01 January 2026. This Circular will supersede the following regulations:

- Circular No. 200/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance ("Circular 200") providing guidance on the corporate accounting regime (except for contents relating to accounting guidance for the equitization of State-owned enterprises);
- Circular No. 75/2015/TT-BTC dated 18 May 2015 of the Ministry of Finance on amendments to Article 128 of Circular 200;
- Circular No. 53/2016/TT-BTC dated 21 March 2016 of the Ministry of Finance amending and adding some articles of Circular 200; and
- Circular No. 195/2012/TT-BTC dated 15 November 2012 of the Ministry of Finance providing accounting guidance for investors.

The Company's Board of Executive Officers is considering the extent of impact of the adoption of Circular 99 on the Company's financial statements for future accounting periods, beginning on or after 01 January 2026.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies, which have been adopted by the Company in the preparation of these Consolidated financial statements, are as follows:

Estimates

The preparation of the consolidated financial statements in conformity with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to consolidated financial reporting requires the Board of Executive Officers to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the consolidated financial statements and the reported amounts of revenues and expenses during the financial year. Although these accounting estimates are based on the Board of Executive Officers' best knowledge, actual results may differ from those estimates.

Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Company and enterprises controlled by the Company (its subsidiaries) which were prepared for the year ended 31 December 2025. Control is achieved where the Company has the power to govern the financial and operating policies of an investee enterprise so as to obtain benefits from its activities.

The results of subsidiaries acquired or disposed of during the year are included in the consolidated income statement from the effective date of acquisition or up to the effective date of disposal, as appropriate.

Where necessary, adjustments are made to the financial statements of subsidiaries to bring the accounting policies used in line with those used by the Company.

Intragroup transactions and balances are eliminated in full on consolidation.

Non-controlling interests consist of the amount of those non-controlling interests at the date of the original business combination (see below) and the non-controlling interests' share of changes in equity since the date of the combination. Losses in subsidiaries are respectively attributed to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

Business combinations

On acquisition, the assets and liabilities and contingent liabilities of a subsidiary are measured at their fair values at the date of acquisition. Any excess of the cost of acquisition over the fair values of the identifiable net assets acquired is recognised as goodwill. Any deficiency of the cost of acquisition below the fair values of the identifiable net assets acquired is credited to profit and loss in the year of acquisition.

The non-controlling interests are initially measured at the non-controlling shareholders' proportion of the net fair value of the assets, liabilities and contingent liabilities recognised.

Investments in associates

An associate is an entity over which the Company has significant influence and that is neither a subsidiary nor an interest in joint venture. Significant influence is the power to participate in the financial and operating policy decisions of the investee but not control or joint control over those policies.

The results and assets and liabilities of associates are incorporated in these consolidated financial statements using the equity method of accounting. Interests in associates are carried in the consolidated balance sheet at cost as adjusted by post-acquisition changes in the Company's share of the net assets of the associate. Losses of an associate in excess of the Company's interest in that associate (which includes any long-term interests that, in substance, form part of the Company's net investment in the associate) are not recognised.

Where a group entity transacts with an associate of the Company, unrealised profits and losses are eliminated to the extent of the Company's interest in the relevant associate.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits, cash in transit and short-term, highly liquid investments (not exceeding 3 months) that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Financial investments

Held-to-maturity investments

Held-to-maturity investments comprise investments that the Company has the positive intent or ability to hold to maturity, including term deposits.

Post-acquisition interest income from held-to-maturity investments is recognised in the consolidated income statement on accrual basis.

Held-to-maturity investments are measured at cost less provision for impairment of held-to-maturity investments.

Provision for impairment of held-to-maturity investments is made in accordance with prevailing accounting regulations.

Receivables

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

Provision for doubtful debts is made for receivables that are overdue and difficult to recover, or when the debtor is in dissolution, in bankruptcy, or is experiencing similar difficulties and so may be unable to repay the debt.

Inventories

Inventories are stated at the lower of cost and net realizable value. Cost comprises direct materials and where applicable, direct labour costs and those overheads that have been incurred in bringing the inventories to their present location and condition. Costs of merchandises include cost of purchases and other directly attributable expenses. Issue price is calculated using the weighted average method. Net realizable value represents the estimated selling price less all estimated costs to completion and costs to be incurred in marketing, selling and distribution.

The evaluation of necessary provision for inventory obsolescence follows current prevailing accounting regulations which allow provisions to be made for obsolete, damaged, or sub-standard inventories and for those which have costs higher than net realizable values as at the consolidated balance sheet date.

The Company and its subsidiaries apply the perpetual method to account for inventories.

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less accumulated depreciation.

The costs of purchased tangible fixed assets comprise their purchase prices and any directly attributable costs of bringing the assets to their working conditions and locations for their intended use.

Tangible fixed assets are depreciated using the straight-line method over their following estimated useful lives:

	Years
Buildings and structures	05 - 35
Machinery and equipment	06 - 20
Motor vehicles, transmission equipment	06 - 20
Management tools and equipment	03 - 08

Loss or gain resulting from sales and disposals of tangible fixed assets is the difference between the net proceeds from sales or disposals of assets and their carrying amount and is recognised in the consolidated income statement.

Leasing

All leases are classified as operating leases.

The Company as lessor

Rental income from operating leases is recognized on a straight-line basic over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are charged to the consolidated income statement using straight-line method over the lease term.

The Company as lessee

Leases where substantially all the rewards and risks of ownership of assets remain with the leasing company are accounted for as operating leases. Rentals payable under operating leases are charged to the consolidated income statement on a straight-line basis over the term of the relevant lease. Benefits received and receivable as an incentive to enter into an operating lease are also spread on a straight-line basis over the lease term.

Intangible assets and amortisation

Land use rights

Intangible assets represent land use rights that are stated at cost less accumulated amortisation. Land use rights are amortised using the straight-line method for 50 years.

Computer software

Cost of acquisition of new computer software, which is not an integral part of the related hardware, is capitalized and treated as an intangible asset. Computer software is amortized using the straight-line method over the period of 04 years.

Construction in progress

Properties in the course of construction for production, rental or administrative purposes, or for other purposes, are carried at cost including costs that are necessary to form the assets in accordance with the Company's accounting policy. Depreciation of these assets, on the same basis as other assets, commences when the assets are ready for their intended use.

Prepayments

Prepayments are expenses which have already been paid but relate to results of operations of multiple accounting periods, including insurance fees and other types of prepayments.

Insurance fees including fire insurance, physical insurance and risk insurance for finance leased properties have been prepaid for many years. Insurance fees are allocated to the consolidated income statement on a straight-line basis over the effective period.

Other types of prepayments comprise costs of tools and supplies issued for consumption, which are allocated to the consolidated income statement using the straight-line method in accordance with the prevailing accounting regulations.

Payable provisions

Payable provisions are recognised when the Company has a present obligation as a result of a past event, and it is probable that the Company will be required to settle that obligation. Provisions are measured at the Board of Executive Officers' best estimate of the expenditure required to settle the obligation as at the consolidated balance sheet date.

Unearned Revenue

Unearned revenue is the amounts received in advance relating to one or more accounting periods for rental services of collective housing for employees that have been yet provided or delivered. The Company recognizes unearned revenue in proportion to its obligations that the Company will have to perform in the future. When the revenue recognition conditions are satisfied, unearned revenue will be recognized in the consolidated income statement for the year corresponding to the portion that meets the revenue recognition conditions.

Revenue recognition

Revenue from the sales of goods

Revenue from the sale of goods is recognised when all five (5) following conditions are satisfied:

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

Interest income and investment income

Interest income is accrued on a time basis, by reference to the principal outstanding and at the applicable interest rate.

Dividend income from investments recognised when the Company's right to receive payment has been established.

Basic earnings per share

The Company presents basic earnings per share (EPS) for its ordinary shares. Basic earnings per share is calculated by dividing the profit or loss attributable to ordinary shareholders of the Company by the weighted average number of outstanding common shares during the year.

Foreign currencies

Transactions arising in foreign currencies are translated at exchange rates ruling at the transaction date. The balances of monetary items denominated in foreign currencies as at the consolidated balance sheet date are retranslated at the exchange rates of commercial bank where the Company usually transacts on the same date. Exchange differences arising from the translation of these accounts are recognised in the consolidated income statement.

Borrowing costs

Borrowing costs are recognised in the consolidated income statement in the year when incurred unless they are capitalised in accordance with Vietnamese Accounting Standard No. 16 "Borrowing costs". Accordingly, borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the cost of those assets. For specific borrowings for the purpose of construction of fixed assets and investment properties, borrowing costs are capitalised even when the construction period is under 12 months.

Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit before tax as reported in the consolidated income statement because it excludes items of income or expense that are taxable or deductible in other years (including losses carried forward, if any) and it further excludes items that are never taxable or deductible.

Deferred tax is recognised on significant differences between carrying amounts of assets and liabilities in the consolidated financial statements and the corresponding tax bases used in the computation of taxable profit and is accounted for using balance sheet liability method. Deferred tax liabilities are generally recognised for all temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which deductible temporary differences can be utilised.

Deferred tax is calculated at the tax rates that are expected to apply in the year when the liability is settled or the asset realised. Deferred tax is charged or credited to profit or loss, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same tax authority and the Company intends to settle its current tax assets and liabilities on a net basis.

The determination of the tax currently payable is based on the current interpretation of tax regulations. However, these regulations are subject to periodic variation and their ultimate determination depends on the results of the tax authorities' examinations.

As at 31 December 2025, the Company has a tax loss that can be used to offset against future taxable profits within 5 years from the year the loss arises, but no deferred tax asset has been recognized because the Company is uncertain about its future profitability.

Other taxes are paid in accordance with the prevailing tax laws in Vietnam.

5. CASH AND CASH EQUIVALENTS

	Closing balance	Opening balance
	VND	VND
Cash on hand	1,100,050,155	2,058,193,526
Bank demand deposits	43,165,239,233	18,109,476,916
Cash equivalents (i)	48,500,000,000	48,000,000,000
	92,765,289,388	68,167,670,442

(i) As at 31 December 2025, cash equivalents represent time deposits with original term from 01 to 03 months at Commercial Banks with the interest rate from 4.5% per annum to 4.75% per annum (as at 31 December 2024: 4.2% per annum to 4.6% per annum).

6. TRADE RECEIVABLES

	Closing balance	Opening balance
	VND	VND
a. Short-term trade receivables		
Euto Inc.	4,360,023,693	3,024,228,689
New Era Industries	2,660,703,849	1,634,819,180
Yen Loan Agent	1,489,319,359	1,542,919,359
Others	1,085,098,828	9,641,508,703
	9,595,145,729	15,843,475,931
<i>In which:</i>		
Short-term receivables from related parties (Details stated in Note 37)	1,045,203,311	3,653,026,376
b. Long-term trade receivables		
Viglacera Dong Trieu Joint Stock Company	2,142,749,698	2,142,749,698
	2,142,749,698	2,142,749,698
<i>In which:</i>		
Long-term receivables from related parties (Details stated in Note 37)	2,142,749,698	2,142,749,698

7. SHORT-TERM ADVANCES TO SUPPLIERS

	Closing balance VND	Opening balance VND
Viglacera Dap Cau Sheet Glass Joint Stock Company	2,000,000,000	2,000,000,000
Viglacera Dong Trieu Joint Stock Company	500,000,000	4,266,499,134
Ha Long Group Joint Stock Company	-	1,703,920,896
Others	808,032,159	2,043,376,441
	3,308,032,159	10,013,796,471
<i>In which:</i>		
Advances to related parties	2,500,000,000	7,580,405,075
(Details stated in Note 37)		

8. OTHER RECEIVABLES

	Closing balance VND	Opening balance VND
a. Short-term		
Land use fees, compensation and other expenses (i)	33,642,634,419	33,642,634,419
Deposits and mortgages	2,566,232,179	2,597,239,598
Interest receivable	2,029,299,224	1,126,730,644
Receivable related to technology transfer fee	700,691,000	811,616,000
Advances	112,435,933	104,259,847
Others	2,864,274,210	2,520,601,854
	41,915,566,965	40,803,082,362
<i>In which:</i>		
Other short-term receivables from related parties (Details stated in Note 37)	1,204,860,000	1,315,785,000
b. Long-term		
Deposits and mortgages	2,914,694,454	2,914,694,454
Receivable related to technology transfer fee	750,952,000	750,952,000
	3,665,646,454	3,665,646,454
<i>In which:</i>		
Other long-term receivables from related parties (Details stated in Note 37)	750,952,000	750,952,000

(i) Represents costs of “the Project of Resettlement and housing for employees of TuyneL brick factory in Bang Xam Village, Hoanh Bo Ward, Quang Ninh Province” carried out for the purpose of building collective houses and residential areas for employees of the Company. The project has been implemented since 2009 but delayed after that due to many objective reasons about market demand, therefore, the Department of Planning and Investment of Quang Ninh Province issued Decision No. 3791/QD-KHDT dated 25 December 2017 on termination of investment in this project. On 10 January 2018, the People's Committee of Quang Ninh Province issued Decision No. 44/QD-UBND to recover the land previously assigned to the Company to implement the project and assigned the People's Committee of Ha Long City - currently known as the People's Committee of Hoanh Bo Ward to propose a plan to deal with the land use costs and ground clearance expenses paid by the Company in accordance with the law. At present, the Company continues to coordinate with Hoanh Bo Ward Land Fund Development Center to hand over land to the locality, determine the value and carry out procedures for reimbursement of expenses the Company invested in the project. As at 31 December 2025, the Company made a provision corresponding to the cost of ground leveling, project consulting and compensation amounting to VND 16.75 billion (31 December 2024: VND 16.75 billion).

9. BAD DEBTS

	Closing balance					Opening balance VND Recoverable amount
	Cost	Provision	VND Recoverable amount	Cost	Provision	
People's Committee of Ha Long City - currently known as the People's Committee of Hoan Bo Ward (Land use fee, compensation and other costs)	33,642,634,419	16,754,634,419	16,888,000,000	33,642,634,419	16,754,634,419	16,888,000,000
Viglacerá Dong Trieu Joint Stock Company	3,643,701,698	1,749,854,883	1,893,846,815	3,693,701,698	1,799,854,883	1,893,846,815
Viglacerá Dap Cau Sheet Glass Joint Stock Company	3,004,169,000	3,004,169,000	-	3,004,169,000	3,004,169,000	-
Yen Loan Agent	1,489,319,359	744,659,680	744,659,679	1,542,919,359	-	1,542,919,359
Viglacerá Ba Hien Joint Stock Company	500,000,000	500,000,000	-	500,000,000	500,000,000	-
Viglacerá Huu Hung Joint Stock Company	200,691,000	200,691,000	-	200,691,000	200,691,000	-
Others	2,531,727,990	2,531,727,990	-	2,442,652,991	2,442,652,991	-
45,012,243,466	25,485,736,972	19,526,506,494	45,026,768,467	24,702,002,293	20,324,766,174	

10. INVENTORIES

	Closing balance		Opening balance	
	Cost VND	Provision VND	Cost VND	Provision VND
Raw materials	198,055,109,431	-	180,318,746,852	-
Tools and supplies	180,724,096	-	130,848,096	-
Work in progress	14,638,396,592	-	15,812,544,725	-
Finished goods	115,033,089,246	(19,606,352,550)	98,320,901,856	(17,455,450,408)
Commercial goods	3,733,727,755	(169,732,965)	1,617,144,355	(70,732,132)
	331,641,047,120	(19,776,085,515)	296,200,185,884	(17,526,182,540)

During the year, the Company made additional provision for devaluation of inventories with an amount of VND 7,170,376,461 (2024: VND 8,850,384,356) and has reversed a provision for devaluation of inventories with an amount of VND 4,920,473,486 (2024: VND 10,326,786,196) due to a change in net realisable value of inventories as at 31 December 2025 compared to net realisable value when calculating the provision at the beginning of the year.

As at 31 December 2025, some of the Company's inventories were used as collateral for loans at Joint Stock Commercial Bank for Foreign Trade of Vietnam - Ha Long Branch as presented in Note 23.



VIGLACERA HA LONG JOINT STOCK COMPANY
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

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11. INCREASES, DECREASES IN TANGIBLE FIXED ASSETS

	Buildings and structures VND	Machinery and equipment VND	Motor vehicles, transportation equipment VND	Management tools and equipment VND	Total VND
COST					
Opening balance	550,295,666,030	1,050,956,519,952	77,155,990,318	1,510,596,298	1,679,918,772,598
Disposals	(11,802,732,513)	(49,755,562,941)	(4,122,555,033)	(320,990,711)	(66,001,841,198)
Closing balance	538,492,933,517	1,001,200,957,011	73,033,435,285	1,189,605,587	1,613,916,931,400
ACCUMULATED DEPRECIATION					
Opening balance	436,590,271,684	913,613,676,373	71,274,997,882	1,438,556,359	1,422,917,502,298
Charge for the year	17,149,778,543	24,598,341,065	2,679,671,960	24,117,940	44,451,909,508
Disposals	(11,802,732,513)	(49,755,562,941)	(4,122,555,033)	(320,990,711)	(66,001,841,198)
Closing balance	441,937,317,714	888,456,454,497	69,832,114,809	1,141,683,588	1,401,367,570,608
NET BOOK VALUE					
Opening balance	113,705,394,346	137,342,843,579	5,880,992,436	72,039,939	257,001,270,300
Closing balance	96,555,615,803	112,744,502,514	3,201,320,476	47,921,999	212,549,360,792

The cost of the Company's tangible fixed assets as at 31 December 2025 includes VND 1,038,066,127,692 (as at 31 December 2024: VND 1,009,806,783,270) of assets which have been fully depreciated but are still in use.

The Company has pledged its tangible fixed assets, which have the carrying value of VND 120,262,665,868 as at 31 December 2025 (31 December 2024: VND 126,719,840,012), to secure banking facilities granted to the Company as presented in Note 23.

12. INCREASES, DECREASES IN INTANGIBLE ASSETS

	Land use rights VND	Computer software VND	Total VND
COST			
Opening balance	7,869,559,466	584,890,909	8,454,450,375
Closing balance	7,869,559,466	584,890,909	8,454,450,375
ACCUMULATED AMORTIZATION			
Opening balance	1,594,897,359	584,890,909	2,179,788,268
Charge for the year	157,391,184	-	157,391,184
Closing balance	1,752,288,543	584,890,909	2,337,179,452
NET BOOK VALUE			
Opening balance	6,274,662,107	-	6,274,662,107
Closing balance	6,117,270,923	-	6,117,270,923

The cost of the Company's intangible assets as at 31 December 2025 includes VND 584,890,909 (as at 31 December 2024: VND 584,890,909) of assets which have been fully amortised but are still in use.

The land use right reflects the value of a land lot located in Cotto residential area, Viet Hung Ward, Quang Ninh Province, with a total area of 2,976.92 m², which is used for the construction of Cotto residential area in Viet Hung Ward, Quang Ninh Province. The land use term is 50 years, expiring on 12 November 2064.

13. CONSTRUCTION IN PROGRESS

	Closing balance VND	Opening balance VND
Project for Expansion of the Production Site of the Viglacera Clinker Brick Factory	6,003,065,451	311,178,451
Dormitory Construction Project	166,533,637	166,533,637
	6,169,599,088	477,712,088

VIGLACERA HA LONG JOINT STOCK COMPANY
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

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14. FINANCIAL INVESTMENTS

14.1 Short-term financial investments

	Closing balance		Opening balance	
	Cost	Carrying amount	Cost	Carrying amount
	VND	VND	VND	VND
Term deposits (i)	67,000,000,000	67,000,000,000	30,089,870,171	30,089,870,171
	67,000,000,000	67,000,000,000	30,089,870,171	30,089,870,171

(i) As at 31 December 2025, short-term held-to-maturity investments represent time deposits with original term of 06 months at Commercial Banks with the interest rate from 5.4% per annum to 7.4% per annum (as at 31 December 2024: 5.2% per annum to 5.6% per annum).

14.2 Long-term financial investments

Details of the Company's long-term financial investments as at 31 December 2025 are as follows:

	Closing balance		Opening balance	
	Cost	Value under equity method	Cost	Value under equity method
	VND	VND	VND	VND
Investments in associates				
Viglacer Ha Long II Joint Stock Company (i)	22,000,000,000	9,704,643,995	(i)	22,000,000,000
Viglacer Dong Trieu Joint Stock Company (ii)	40,000,000,000	23,135,072,798	40,000,000,000	28,460,050,400
	62,000,000,000	32,839,716,793	62,000,000,000	36,707,897,763
Investments in other entities				
Viglacer Trading Joint Stock Company (iii)	-	-	-	2,000,000,000
	-	-	-	2,000,000,000

- The Company has not assessed fair value of its financial investments as at the consolidated balance sheet date since there is no comprehensive guidance of relevant prevailing regulations on determination of fair value of these financial investments in unlisted entities.

The fair value of this financial investment is assessed based on closing prices of shares on UPCOM stock exchange on 31 December 2025 and 31 December 2024.

Pursuant to Resolution No.22/2025/NQ-HĐQT dated 30 December 2025, the Company's Board of Directors approved the plan for the transfer of the Company's existing shares in Viglacera Trading Joint Stock Company to Viglacera Sanitary Ware Company Limited, comprising 200,000 shares at a transfer price equal to the initial contributed capital, i.e. VND 10,000 per share. On 31 December 2025, the Company completed the transfer of its entire capital contribution in Viglacera Trading Joint Stock Company to Viglacera Sanitary Ware Company Limited under Capital Transfer Agreement No. 01/2025/VHL-VGSA dated 31 December 2025.

Operation status of associates:

Investments in associates

Wiglacera Ha Long II Joint Stock Company
Wiglacera Dong Trieu Joint Stock Company

Movement of investments in associates

Investments in associates		Movement of investments in associates:	
		Current year	Prior year
Viglacera Ha Long II Joint Stock Company		36,707,897,763	VND
Viglacera Dong Trieu Joint Stock Company		(3,868,180,970)	
Opening balance		57,169,424,668	
(Loss) from associates		(20,461,526,905)	
Closing balance		36,707,897,763	

During the year, transactions between the Company and associate mainly related to manufacturing and trading of construction materials from clay (Details stated in Note 37).

15. SHORT-TERM TRADE PAYABLES

	Closing balance	Opening balance
	Amount/Amount able to be paid off	Amount/Amount able to be paid off
	VND	VND
VIC Group Joint Stock Company	8,736,444,648	-
TPT International Equipment Joint Stock Company	8,816,904,239	4,739,491,895
Bao Cham Joint Stock Company	3,544,463,448	-
Ngoc Lam Manufacturing Trading & Service Joint Stock Company	-	6,711,740,365
Branch of Company 16 in Hanoi	-	3,301,689,820
Others	29,188,470,962	42,401,903,151
	50,286,283,297	57,154,825,231
In which:	1,102,685,216	1,115,010,284
Short-term trade payables to related parties (Details stated in Note 37)		

16. SHORT-TERM ADVANCES FROM CUSTOMERS

	Closing balance	Opening balance
	VND	VND
Ms. Hoang Thi Van Anh	1,303,100,360	89,545,053
Ms. Tran Thi Toan	-	1,426,344,652
Others	9,239,721,277	7,108,409,524
	10,542,821,637	8,624,299,229

In which:
Advances from related parties
(Details stated in Note 37)

17. TAXES AND AMOUNT RECEIVABLE FROM/PAYABLE TO STATE BUDGET

	Movement during the year			Closing balance VND	
	Opening balance VND	Increase			
			VND		
a. Receivables					
Land rentals	243,938,869	-	243,938,869	-	
Others	32,450,947	-	-	32,450,947	
Total	276,389,816	-	243,938,869	32,450,947	
b. Payables					
Valued added tax	2,102,711,528	14,992,396,700	14,810,728,960	2,284,379,268	
Corporate income tax	1,154,930,886	4,199,647,347	1,192,000,945	4,162,577,288	
Personal income tax	736,442,831	2,228,095,956	2,201,070,293	763,468,494	
Natural resources tax	-	7,881,480	7,881,480	-	
Housing tax & land rentals	-	3,839,301,746	1,851,061,251	1,988,240,495	
Others	63,930,173	3,611,945,220	3,675,875,393	-	
Total	4,058,015,418	28,879,268,449	23,738,618,322	9,198,665,545	

18. ACCRUED EXPENSES

	Closing balance VND	Opening balance VND
a. Short-term		
Cost of sales support, discounts, brokerage	11,020,224,000	10,581,207,000
Fee for exploitation rights	4,783,631,281	-
Interest expense	2,884,371,057	4,754,735,819
Others	6,512,677,778	2,657,934,363
	<u>25,200,904,116</u>	<u>17,993,877,182</u>
b. Long-term		
Interest expense	1,445,139,636	-
	<u>1,445,139,636</u>	<u>-</u>

19. UNEARNED REVENUE

	Closing balance VND	Opening balance VND
a. Short-term		
House rental from employees received in advance (i)	581,636,434	581,636,434
	<u>581,636,434</u>	<u>581,636,434</u>
b. Long-term		
House rental from employees received in advance (i)	7,855,123,330	8,436,759,764
	<u>7,855,123,330</u>	<u>8,436,759,764</u>

(i) Unearned revenue represents the house rentals from the Company's employees, which are paid in advance and recognized as revenue on a monthly basis.

20. OTHER CURRENT PAYABLES

	Closing balance VND	Opening balance VND
Support within the clearance boundary	2,027,949,744	2,519,176,994
Receive deposits and mortgages	1,109,018,000	523,200,000
Refund of unpaid employee advance	939,488,113	1,514,813,483
Training fee	661,371,511	661,371,511
Dividends, profit payable	491,842,435	491,842,435
Others	3,120,055,107	3,885,957,730
	<u>8,349,724,910</u>	<u>9,596,362,153</u>

21. PROVISIONS

	Closing balance VND	Opening balance VND
a. Short-term		
Environmental decommissioning cost (i)	6,231,594,832	8,656,913,640
	6,231,594,832	8,656,913,640
b. Long-term		
Environmental decommissioning cost (i)	2,750,000,000	2,750,000,000
	2,750,000,000	2,750,000,000

(i) Environmental decommissioning costs are recorded in expenses in the year and used by the Company when performing environmental restoration of clay mines.

22. BONUS AND WELFARE FUND

	Current year VND	Prior year VND
Opening balance	47,238,537,785	48,593,619,408
Appropriation in the year	29,096,000	30,210,000
Utilization in the year	(3,959,092,182)	(1,385,291,623)
Closing balance	43,308,541,603	47,238,537,785

23. SHORT-TERM LOANS

	Lenders	Currency	Annual interest rate	Form of security	Purpose	In the year		Closing balance
						Increases	Decreases	
Short-term borrowings (i)								
Current portion of long-term loans								
(Details stated in Note 24)								
		VND	VND	VND	VND	VND	VND	VND
		10,348,205,687	269,647,961,613	279,996,167,300	32,989,533,000	-	-	32,989,533,000
		<u>10,348,205,687</u>	<u>302,637,494,613</u>	<u>279,996,167,300</u>	<u>32,989,533,000</u>			

(i) Details of short-term loans by bank:

	Lenders	Currency	Annual interest rate	Form of security	Purpose	Closing balance	Opening balance
	Joint Stock Commercial Bank for Foreign Trade of Vietnam - Ha Long Branch	VND	As per each debt acknowledgement	All factories, machinery, and equipment of Viglacera Clinker Brick Plant Project – Phase 1 and Phase 2 formed in the future and assets formed from loan capital, all assets from the 18-piece/m ² tile production project on production line 2, as well as inventories and circulating goods in the course of business operations.	Supplementing working capital	-	7,959,677,687
	Vietnam International Commercial Joint Stock Bank - Quang Ninh Branch	VND	As per each debt acknowledgement	Guarantee by Letter of Guarantee for debt repayment of the Company	Supplementing working capital	2,388,528,000	-
	Joint Stock Commercial Bank for Foreign Trade of Vietnam - Ha Long Branch	VND	By agreement	Mortgage with fixed assets	Supplementing working capital	-	<u>10,348,205,687</u>

24. LONG-TERM LOANS

	Opening balance		In the year		Closing balance	
	Amount/Amount able to be paid off	VND	Increases	VND	Decreases	Amount/Amount able to be paid off
Long-term loans (i)	32,403,729,000	32,989,533,000	30,179,929,000	30,179,929,000	35,213,333,000	35,213,333,000
	<u>32,403,729,000</u>	<u>32,989,533,000</u>				
<i>In which:</i>						
Amount due for settlement within 12 months						
Amount due for settlement after 12 months						
	32,403,729,000					
(i) Details of long-term loans by lender:						

Lenders	Annual interest rate	Maturity year	Form of security	Purpose	Closing balance	Opening balance
Personal loans	VND	By agreement	2026	Unsecured	Supplementing working capital	32,989,533,000
Golden hand loans	VND	Demand deposit	By agreement interest	Unsecured	Supplementing working capital	2,223,800,000

Long-term loans are repayable as follows:

	Closing balance	Opening balance
Within one year	VND	VND
In the second year	32,989,533,000	30,127,429,000
After five years	2,223,800,000	2,276,300,000
Less: Amount due for settlement within 12 months	35,213,333,000	32,403,729,000
Amount due for settlement after 12 months	2,223,800,000	32,403,729,000

25. OWNERS' EQUITY

Movement in owners' equity

	Owners' contributed capital		Investment and development fund		Accumulated other reserves (losses)		Non-controlling interest		Total VND
	VND	VND	VND	VND	VND	VND	VND	VND	
Prior year's opening balance	250,000,000,000	49,171,810,665	261,465,442,014	11,811,512,409	(33,866,612,194)	145,000,000	538,727,152,894		
(Loss) for the year					(66,535,082,226)				
Distribution to Bonus and Welfare funds					(30,210,000)				
Remuneration of the Board of Directors at the Holding Company and Subsidiaries					(307,200,000)				
Prior year's closing balance	250,000,000,000	49,171,810,665	261,465,442,014	11,811,512,409	(100,739,104,420)	145,000,000	471,854,660,668		
Current year's opening balance	250,000,000,000	49,171,810,665	261,465,442,014	11,811,512,409	(100,739,104,420)	145,000,000	471,854,660,668		
Profit for the year						29,924,802,308			
Distribution to Bonus and Welfare funds (i)						(29,096,000)			
Current year's closing balance	250,000,000,000	49,171,810,665	261,465,442,014	11,811,512,409	(70,843,398,112)	145,000,000	501,750,366,976		

- (i) Viglacera Ha Long Trading One Member Limited Liability Company - a subsidiary of the Company, has allocated the bonus and welfare fund from the undistributed profit of 2025 according to Decision No. 467/QD-HDTV issued by the Board of Members on 22 December 2025.

Shares

	Closing balance	Opening balance
- Number of shares issued to public		
+ Ordinary shares	25,000,000	25,000,000
- Number of outstanding shares in circulation		
+ Ordinary shares	25,000,000	25,000,000
A common share has par value of VND 10,000.		

Charter capital

According to the 20th amended Enterprise Registration Certificate, the Company's charter capital is VND 250,000,000,000. The charter capital contributions by the shareholders as at 31 December 2025 were as follows:

	Contributed capital		Opening balance		
	Closing balance	Proportion	Opening balance	Proportion	
	VND		VND		
Viglacera Corporation - JSC	126,192,500,000	50.48%	126,192,500,000	50.48%	
Others	123,807,500,000	49.52%	123,807,500,000	49.52%	
	250,000,000,000	100%	250,000,000,000	100%	

26. OFF BALANCE SHEET ITEMS

Foreign currency

	Closing balance	Opening balance
US Dollar (USD)	110,544.09	83,980.90

Bad debt written off

	Closing balance	Opening balance
KELLER HCW GMBH	6,281,557,600	6,281,557,600
Mr. Pham Minh Tuan	27,264,000	27,264,000
	6,308,821,600	6,308,821,600

Operating lease commitments

	Closing balance	Opening balance
	VND	VND
Minimum lease payment in the future under non-cancellable operating lease under the following terms:		
Within one year	4,974,915,159	4,904,915,159
In the second to fifth year inclusive	9,520,015,972	9,688,081,332
After five years	45,140,135,490	47,476,985,289
	59,635,066,621	62,069,981,780

27. REVENUE FROM GOODS SOLD

	Current year VND	Prior year VND
Revenue from selling finished goods	1,108,621,527,499	1,146,310,816,869
<i>Domestic sales</i>	928,994,842,415	980,004,632,669
<i>Export sales</i>	179,626,685,084	166,306,184,200
Revenue from selling clay, supplies and other revenues	621,534,168	1,980,871,758
	1,109,243,061,667	1,148,291,688,627
In which: Revenue from related parties (Details stated in Note 37)	14,251,152,683	95,251,738,834

28. COST OF SALES

	Current year VND	Prior year VND
Cost of finished goods sold	922,174,071,958	1,021,064,275,135
- Cost of <i>domestic sales</i>	768,502,742,773	870,737,815,524
- Cost of <i>export sales</i>	153,671,329,185	150,326,459,611
Cost of clay, supplies and others	621,534,168	1,980,871,758
Addition to/(Reversal of) provisions for devaluation of inventories	2,249,902,975	(1,476,401,840)
	925,045,509,101	1,021,568,745,053

29. PRODUCTION COST BY NATURE

	Current year VND	Prior year VND
Raw materials and consumables	446,017,932,528	405,556,383,515
Labour	256,616,250,974	223,587,859,243
Major repair of fixed assets	7,886,032,735	8,258,882,658
Depreciation and amortisation	44,609,300,692	52,390,543,463
Cost of sales support	12,154,574,000	10,206,455,982
Out-sourced services	88,797,832,975	87,012,025,733
Others	109,933,672,976	121,126,566,827
Provisions	408,318,846	546,238,370
	966,423,915,726	908,684,955,791

30. FINANCIAL INCOME

	Current year VND	Prior year VND
Deposits interest	4,219,799,355	525,306,314
Foreign exchange gain	889,703,206	1,138,052,807
	5,109,502,561	1,663,359,121

31. FINANCIAL EXPENSES

	Current year VND	Prior year VND
Interest expense	3,741,034,021	4,775,607,051
Foreign exchange loss	172,553,958	306,317,761
(Reversal of)/Addition to provisions for impairment of investments	(2,000,000,000)	369,076,830
	1,913,587,979	5,451,001,642

32. SELLING EXPENSES AND GENERAL AND ADMINISTRATION EXPENSES

	Current year VND	Prior year VND
General and administration expenses		
Labour	25,387,958,515	23,618,591,576
Depreciation and amortisation	968,105,438	976,735,133
Out-sourced services	861,747,073	762,591,348
Addition to/(Reversal of) provisions for doubtful debts	583,734,679	(498,000,000)
Others	19,487,586,114	20,213,600,985
	47,289,131,819	45,073,519,042
Selling expenses		
Labour	14,465,664,299	11,441,225,812
Cost of sale support	12,154,574,000	10,206,455,982
Depreciation and amortisation	150,423,308	391,310,904
Out-sourced services	7,449,107,413	8,328,947,021
Others	69,075,986,598	66,554,669,977
	103,295,755,618	96,922,609,696

33. OTHER INCOME AND OTHER EXPENSES

	Current year VND	Prior year VND
Other income		
Sales, disposals of fixed assets	906,580,000	-
House rentals from employees	827,318,106	794,591,034
Insurance compensation	788,593,889	-
Others	855,785,154	779,430,034
	3,378,277,149	1,574,021,068
In which:		
Other income from related parties (Details stated in Note 37)	235,429,641	215,999,988
Other expense		
Compensation	1,376,834,019	2,581,070,719
Recovery cost after Typhoon Yagi	-	15,023,990,224
Corporate income tax	-	4,331,110,869
Other expense	103,113,970	941,268,862
	1,479,947,989	22,877,440,674

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34. BASIC EARNINGS/(LOSSES) PER SHARE

The calculation of the basic earnings/(losses) per share for the year ended 31 December 2025 based on the profit of the ordinary shareholders of the holding company and the weighted average number of ordinary shares is as follows:

	Current year	Prior year
Profit/(Loss) after tax (VND)	29,924,802,308	(66,535,082,226)
Appropriation to bonus and welfare funds (VND)	(29,096,000)	(30,210,000)
Profits/(Loss) for the purpose of calculating basic earnings/(losses) per share (VND)	29,895,706,308	(66,565,292,226)
Weighted average number of ordinary shares for the purposes of calculating basic earnings per share (number of shares)	25,000,000	25,000,000
Basic earnings/(losses) per share (VND/share)	1,196	(2,663)

At the date of these consolidated financial statements, the Company has not determined the amount to be appropriated to the Bonus and Welfare Fund from the profits of 2025 at the Company and Clinker Viglacera Tile Joint Stock Company - a subsidiary of the Company. Therefore, the current year's basic earnings/(losses) per share may change if the Company has a decision on the appropriation to this fund in the future.

During the year, the Company has no potential ordinary shares; therefore, does not present diluted earnings per shares.

35. CORPORATE INCOME TAX EXPENSE

a. Current corporate income tax expense

	Current year	Prior year
	VND	VND
Current corporate income tax expense		
Current corporate income tax expense based on taxable profit in the current year	4,199,647,347	1,307,196,465
Total current corporate income tax expense	4,199,647,347	1,307,196,465

b. Deferred corporate tax income

	Current year	Prior year
	VND	VND
Deferred corporate tax expense		
Deductible temporary differences	(59,357,948)	309,806,184
Taxable temporary differences	773,636,194	4,092,305,381
Total deferred corporate tax expense	714,278,246	4,402,111,565

36. LEASE COMMITMENTS

Operating lease commitments

The Company signed land lease contracts for areas in Quang Ninh Province as follows:

- Land lease contracts in Hoanh Bo Ward for the purpose of building Hoanh Bo brick factory, dormitory area for employees, exploiting clay mines, construction of storage yards and raw material export port, etc. The land lease term is specified according to each land lease contract. Total leased land area of the Company in Hoanh Bo Ward is 313,930.5 m²;

- Land lease contracts in Viet Hung Ward, Quang Ninh for the purpose of building Company's office, Tieu Giao tile factory, land storage, exploiting clay mines, construction of ports and storage yards of finished products, etc. The land lease term is specified according to each land lease contract. The total leased land area of the Company in Viet Hung Ward, Quang Ninh is 175,589.6 m²;
- Land lease contracts in Viet Hung Ward, Quang Ninh for the purpose of building office areas and production workshops of Cotto brick factory, building residential areas and collective houses, exploiting clay mines, etc. The land lease term is specified according to each land lease contract. The total leased land area of the Company in Viet Hung Ward, Quang Ninh is 143,958.2 m²;
- Land lease contracts in Kim Son Ward, Dong Trieu Town for the purpose of exploiting and building factories, material storage yards and collective houses. The land lease term is specified according to each land lease contract. The total leased land area of the Company in Dong Trieu Town is 102,997.7 m²;
- Office lease contract at Song Than I Industrial Park, Di An Ward, Ho Chi Minh City with term of 12 months from 01 December 2025;
- Land lease contract for 1,150 m² of warehouse at Hoa Chau Ward, Hoa Vang District, Da Nang City, with term of 12 months from January 2025.

Other commitments

As at 31 December 2025, the Company has committed to guarantee loans of Viglacera Clinker Tile Joint Stock Company - a subsidiary of the Company with a total value of guaranteed loans of VND 0 (as at 31 December 2024: VND 2,388,528,000).

37. RELATED PARTY TRANSACTIONS AND BALANCES

List of related parties with significant transactions and balances for the year:

Related parties	Relationship
Viglacera Corporation - JSC	Parent company
Viglacera Ha Long II Joint Stock Company	Associate
Viglacera Dong Trieu Joint Stock Company	Associate
Viglacera Trading Joint Stock Company	Affiliate
Viglacera Packings And Brake Linings Joint Stock Company	Affiliate
Viglacera Dap Cau Sheet Glass Joint Stock Company	Affiliate
Viglacera Tu Liem Joint Stock Company	Affiliate
Viglacera Huu Hung Joint Stock Company	Affiliate
Viglacera Ceramics tiles Trading Joint Stock Company	Affiliate
Viglacera Van Hai Joint Stock Company	Affiliate
Viglacera Sanitary Ware Company Limited	Affiliate
Ms. Tran Thi Toan	An individual related to the Chairman of the Board of Directors (No longer a related party since 11 March 2025)

During the year, the Company entered into the following significant transactions with its related parties:

	Current year	Prior year
	VND	VND
Sales		
Ms. Tran Thi Toan	14,251,152,683	95,251,738,834
Viglacera Ceramics tiles Trading Joint Stock Company	10,515,739,808	85,879,058,145
Viglacera Trading Joint Stock Company	2,093,215,909	1,447,775,498
Viglacera Ha Long II Joint Stock Company	1,455,605,158	4,067,437,788
Viglacera Van Hai Joint Stock Company	186,591,808	144,511,000
Viglacera Corporation - JSC	-	3,333,687,885
	-	379,268,518
Purchases		
Viglacera Dong Trieu Joint Stock Company	153,986,740,471	201,786,690,079
Viglacera Ha Long II Joint Stock Company	134,714,992,538	141,340,369,816
Viglacera Packings And Brake Linings Joint Stock Company	14,418,006,774	55,753,878,456
Viglacera Tu Liem Joint Stock Company	4,658,325,250	4,259,794,300
Viglacera Corporation - JSC	100,840,909	180,000,000
Viglacera Van Hai Joint Stock Company	94,575,000	206,367,500
	-	46,280,007
Share transfer	2,000,000,000	-
Viglacera Sanitary Ware Company Limited	2,000,000,000	-
Other income	235,429,641	215,999,988
Viglacera Ha Long II Joint Stock Company	149,133,353	92,727,264
Viglacera Dong Trieu Joint Stock Company	86,296,288	123,272,724

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

	Closing balance	Opening balance
	VND	VND
Short-term trade receivables		
Viglacera Tiles Trading Joint Stock Company	1,045,203,311	3,653,026,376
Viglacera Dong Trieu Joint Stock Company	590,005,176	1,228,629,064
Viglacera Ha Long II Joint Stock Company	293,200,000	300,000,000
Viglacera Van Hai Joint Stock Company	161,998,135	947,803,785
Viglacera Ceramics tiles Trading Joint Stock Company	-	705,940,796
Viglacera Corporation - JSC	-	263,442,731
	-	207,210,000
Long-term trade receivables	2,142,749,698	2,142,749,698
Viglacera Dong Trieu Joint Stock Company	2,142,749,698	2,142,749,698
Short-term advances to suppliers	2,500,000,000	7,580,405,075
Viglacera Dap Cau Sheet Glass Joint Stock Company	2,000,000,000	2,000,000,000
Viglacera Dong Trieu Joint Stock Company	500,000,000	4,266,499,134
Viglacera Ha Long II Joint Stock Company	-	1,313,905,941
Other short-term receivables	1,204,860,000	1,315,785,000
Viglacera Dap Cau Sheet Glass Joint Stock Company	1,004,169,000	1,004,169,000
Viglacera Huu Hung Joint Stock Company	200,691,000	200,691,000
Viglacera Tu Liem Joint Stock Company	-	110,925,000

	Closing balance VND	Opening balance VND
Other long-term receivables	750,952,000	750,952,000
Viglacera Dong Trieu Joint Stock Company	750,952,000	750,952,000
Short-term trade payables	1,102,685,216	1,115,010,284
Viglacera Packings And Brake Linings Joint Stock Company	1,000,544,216	1,115,010,284
Viglacera Corporation - JSC	102,141,000	
Short-term advances from customers	-	1,426,344,652
Ms. Tran Thi Toan	No longer a related party	1,426,344,652

Total remuneration paid to the Company's Board of Directors, Board of Executive Officers during the year was as follows:

	Current year VND	Prior year VND
Board of Executive Officers	2,190,171,800	1,708,097,200
Mr. Tran Thanh	900,156,000	690,393,900
Mr. Bui Van Quang	673,082,600	502,755,800
Mr. Tran Duy Hung	616,933,200	514,947,500
Board of Directors	374,860,000	1,202,719,100
Mr. Tran Hong Quang	218,060,000	695,060,600
Mr. Nham Sy Tien	156,800,000	471,358,500
Mr. Nguyen Huu Gam		36,300,000

38. SUPPLEMENTAL DISCLOSURES OF CASH FLOW INFORMATION

Supplemental non-cash disclosures

Interest income, dividends and profits received excluded VND 852,500,274 (2024: VND 122,561,644) representing interest on deposits during the year that have not yet been received. Consequently, changes in accounts receivables have been adjusted by the same amount.

Interest paid excluded VND 4,329,510,693 (in 2024: VND 4,934,735,819) representing the accrued interest. Consequently, changes in accounts payables have been adjusted by the same amount.

Dividends and profits distributed excluded VND 491,842,435 (2024: VND 491,842,435) which is the amount payable as dividends to shareholders. Consequently, changes in accounts payables have been adjusted by the same amount.


Nguyen Thi Tuyen
Preparer


Dinh Thi Thu Hang
Chief Accountant




Tran Thanh
Chief Executive Officer

09 February 2026