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

**AUDITED SEPARATE
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 Company’s separate financial statements for the year ended 31 December 2025.

THE BOARDS OF DIRECTORS, EXECUTIVE OFFICERS AND SUPERVISORS

The members of the Boards of Directors, Executive Officers and 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’ STATEMENT OF RESPONSIBILITY

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

- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent;



STATEMENT OF THE BOARD OF EXECUTIVE OFFICERS (Continued)

- state whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the separate financial statements;
- prepare the separate 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 separate 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 financial position of the Company and that the separate financial statements comply with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to 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 separate financial statements.



Tran Thanh
Chief Executive Officer

09 February 2026

No.: 0471 /VN1A-HN-BC

INDEPENDENT AUDITORS' REPORT

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

We have audited the accompanying separate financial statements of Viglacera Ha Long Joint Stock Company (the "Company"), prepared on 09 February 2026 as set out from page 05 to page 35, which comprise the balance sheet as at 31 December 2025, the income statement and cash flow statement for the year then ended, and a summary of significant accounting policies and other explanatory information.

The Board of Executive Officers' Responsibility

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

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the separate financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the separate 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 separate 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 separate financial statements.

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

INDEPENDENT AUDITORS' REPORT (Continued)

Opinion

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

BALANCE SHEET
 As at 31 December 2025

Unit: VND

ASSETS	Codes	Notes	Closing balance	Opening balance
A. CURRENT ASSETS	100		343,595,331,187	295,167,777,785
I. Cash and cash equivalents	110	5	54,016,996,868	54,911,620,882
1. Cash	111		5,516,996,868	6,911,620,882
2. Cash equivalents	112		48,500,000,000	48,000,000,000
II. Short-term financial investments	120	6	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		29,893,110,978	33,141,527,278
1. Short-term trade receivables	131	7	6,654,021,829	7,546,654,019
2. Short-term advances to suppliers	132	8	2,846,138,307	4,217,203,844
3. Other short-term receivables	136	9	45,134,028,135	46,079,671,708
4. Provision for short-term doubtful debts	137	10	(24,741,077,293)	(24,702,002,293)
IV. Inventories	140	11	192,685,223,341	176,859,176,887
1. Inventories	141		211,926,239,216	194,230,417,100
2. Provision for devaluation of inventories	149		(19,241,015,875)	(17,371,240,213)
V. Other short-term assets	150			165,582,567
1. Short-term prepayments	151			165,582,567
B. NON-CURRENT ASSETS	200		248,465,295,865	273,968,229,758
I. Long-term receivables	210		10,952,414,231	10,952,414,231
1. Long-term trade receivables	211	7	7,286,767,777	7,286,767,777
2. Other long-term receivables	216	9	3,665,646,454	3,665,646,454
II. Fixed assets	220		37,979,440,858	59,466,304,894
1. Tangible fixed assets	221	12	31,862,169,935	53,191,642,787
- Cost	222		1,206,072,145,584	1,272,073,986,782
- Accumulated depreciation	223		(1,174,209,975,649)	(1,218,882,343,995)
2. Intangible assets	227	13	6,117,270,923	6,274,662,107
- Cost	228		7,963,559,466	7,963,559,466
- Accumulated amortisation	229		(1,846,288,543)	(1,688,897,359)
III. Long-term financial investments	250	6	199,533,440,776	203,401,621,746
1. Investments in subsidiaries	251		189,855,000,000	189,855,000,000
2. Investments in associates	252		62,000,000,000	62,000,000,000
3. Equity investments in other entities	253			2,000,000,000
4. Provision for impairment of long-term financial investments	254		(52,321,559,224)	(50,453,378,254)
IV. Other long-term assets	260			147,888,887
1. Long-term prepayments	261			147,888,887
TOTAL ASSETS (270=100+200)	270		592,060,627,052	569,136,007,543

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

BALANCE SHEET (Continued)

As at 31 December 2025

Unit: VND

RESOURCES	Codes	Notes	Closing balance	Opening balance
C. LIABILITIES	300		135,511,551,732	127,920,946,882
I. Current liabilities	310		118,922,992,987	112,143,391,339
1. Short-term trade payables	311	14	28,863,109,069	28,322,606,837
2. Short-term advances from customers	312	15	3,926,173,002	1,354,409,397
3. Taxes and amounts payable to the State budget	313	16	2,974,008,714	2,464,028,913
4. Payables to employees	314		28,893,321,946	20,259,415,996
5. Short-term accrued expenses	315	17	5,851,502,873	2,878,816,959
6. Short-term unearned revenue	318	18	581,636,434	581,636,434
7. Other current payables	319	19	3,639,200,197	5,703,673,061
8. Short-term provisions	321	20	6,231,594,832	8,656,913,640
9. Bonus and welfare funds	322	21	37,962,445,920	41,921,890,102
II. Long-term liabilities	330		16,588,558,745	15,777,555,543
1. Long-term accrued expenses	333	17	1,445,139,636	-
2. Long-term unearned revenue	336	18	7,855,123,330	8,436,759,764
3. Long-term loans	338	22	2,223,800,000	2,276,300,000
4. Long-term provisions	342	20	2,750,000,000	2,750,000,000
5. Scientific and technological development fund	343		2,314,495,779	2,314,495,779
D. EQUITY	400		456,549,075,320	441,215,060,661
I. Owners' equity	410	23	456,549,075,320	441,215,060,661
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		245,769,836,551	245,769,836,551
4. Other reserves	420		11,811,512,409	11,811,512,409
5. Accumulated (losses)	421		(100,204,084,305)	(115,538,098,964)
- (Losses) accumulated to the prior year end	421a		(115,538,098,964)	(49,951,124,011)
- Retained earnings/(Losses) of the current year	421b		15,334,014,659	(65,586,974,953)
TOTAL RESOURCES (440=300+400)	440		592,060,627,052	569,136,007,543



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 separate financial statements

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	25	500,600,362,330	484,835,832,054
2. Net revenue from goods sold (10=01)	10		500,600,362,330	484,835,832,054
3. Cost of sales	11	26	454,902,757,809	480,744,730,820
4. Gross profit from goods sold (20=10-11)	20		45,697,604,521	4,091,101,234
5. Financial income	21	28	4,991,966,437	1,639,973,470
6. Financial expenses	22	29	1,984,347,390	21,033,718,698
- In which: Interest expense	23		51,704,595	42,458,202
7. Selling expenses	25	30	7,802,681,377	9,043,542,428
8. General and administration expenses	26	30	27,783,907,294	26,072,036,378
9. Operating profit/(loss) (30=20+(21-22)-(25+26))	30		13,118,634,897	(50,418,222,800)
10. Other income	31	31	3,109,359,658	1,974,020,273
11. Other expenses	32	31	893,979,896	17,142,772,426
12. Profit/(loss) from other activities (40=31-32)	40		2,215,379,762	(15,168,752,153)
13. Accounting profit/(loss) before tax (50=30+40)	50		15,334,014,659	(65,586,974,953)
14. Current corporate income tax expense	51	32	-	-
15. Net profit/(loss) after corporate income tax (60=50-51)	60		15,334,014,659	(65,586,974,953)

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 separate financial statements

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. <i>Profit/(Loss) before tax</i>	01	15,334,014,659	(65,586,974,953)
2. <i>Adjustments for:</i>			
Depreciation and amortisation of fixed assets	02	21,486,864,036	28,386,444,597
Provisions	03	1,351,712,824	21,547,927,710
Foreign exchange gain arising from monetary translating foreign currency items	04	(18,559,610)	(6,734,045)
(Gain) from investing activities	05	(3,911,332,259)	(271,885,245)
Interest expense	06	51,704,595	42,458,202
3. <i>Operating profit/(loss) before movements in working capital</i>	08	34,294,404,245	(15,888,763,734)
Changes in receivables	09	2,179,248,855	(502,253,123)
Changes in inventories	10	(17,695,822,116)	75,460,584,983
Changes in payables (excluding accrued loan interest and corporate income tax payable)	11	14,038,484,940	(8,921,135,501)
Changes in prepaid expenses	12	313,471,454	16,271,215,588
Interest paid	14	(62,321,695)	(121,474,502)
Corporate income tax paid	15	-	(3,190,673,405)
Other cash outflows	17	(3,959,444,182)	(992,751,623)
<i>Net cash generated by operating activities</i>	20	29,108,021,501	62,114,748,683
II. CASH FLOWS FROM INVESTING ACTIVITIES			
1. Proceeds from sale, disposal of fixed assets and other long-term assets	22	906,580,000	-
2. Cash outflow for lending, buying debt instruments of other entities	23	(85,200,000,000)	(30,089,870,171)
3. Cash recovered from lending, selling debt instruments of other entities	24	48,289,870,171	-
4. Cash recovered from investments in other entities	26	2,000,000,000	-
5. Interest earned, dividends and profits received	27	4,034,844,704	2,391,907,225
<i>Net cash used in investing activities</i>	30	(29,968,705,125)	(27,697,962,946)

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

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. Repayment of borrowings	34	(52,500,000)	-
2. Repayment of obligations under finance leases	35	-	(764,711,108)
3. Dividends and profits paid	36	-	(402,721,915)
<i>Net cash used in financing activities</i>	40	(52,500,000)	(1,167,433,023)
Net (decrease)/increase in cash (50=20+30+40)	50	(913,183,624)	33,249,352,714
Cash and cash equivalents at the beginning of the year	60	54,911,620,882	21,661,004,101
Effects of changes in foreign exchange rates	61	18,559,610	1,264,067
Cash and cash equivalents at the end of the year (70=50+60+61)	70	54,016,996,868	54,911,620,882



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 separate financial statements

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

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

1. GENERAL INFORMATION

Structure of ownership

Viglacera Ha Long Joint Stock 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 as at 31 December 2025 was 948 (as at 31 December 2024: 1,018).

Operating industry and principal activities

The principal activities 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 production and business cycle

The Company's normal production and 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

As at 31 December 2025, details of subsidiaries and associates of the Company 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 separate financial statements

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

2. ACCOUNTING CONVENTION AND FINANCIAL YEAR

Accounting convention

The accompanying separate 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 financial reporting.

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

The Company also prepared its consolidated financial statements. These separate financial statements should be read together with the Company's consolidated financial statements for the year ended 31 December 2025 in order to obtain thorough understanding of the operation of the Company.

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 separate financial statements, are as follows:

Estimates

The preparation of separate financial statements in conformity with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to 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 separate 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.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits 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 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.

Investments in subsidiaries and associates

Investments in subsidiaries

A subsidiary is an entity over which the Company has control. 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.

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.

Investments in subsidiaries and associates are initially recognised at cost. The Company's share of the net profit of the investee after acquisition is recognised in the income statement. Other distributions received other than such profit share are deducted from the cost of the investments as recoverable amounts.

Investments in subsidiaries and associates are carried in the balance sheet at cost less provision for impairment of such investments (if any). Provisions for impairment of these investments are made when there is reliable evidence for declining in value of these investment at the balance sheet date.

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. 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 Company applies perpetual method to account for inventories.

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 balance sheet date.

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

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 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 basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are charged to the income statement when incurred or charged to the 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 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 amortization

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 over the period of 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.

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 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 income statement for the year corresponding to the portion that meets the revenue recognition conditions.

Revenue recognition

Revenue from sales of goods

Revenue from the sale of goods is recognized 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

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

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

Borrowing costs

Borrowing costs are recognised in the 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.

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 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 income statement.

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 income statement because it excludes items of income or expense that are taxable or deductible in other years (including loss carried forward, if any) and it further excludes items that are never taxable or deductible.

Deferred tax is recognized on significant differences between carrying amounts of assets and liabilities in the separate 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 recognized for all temporary differences and deferred tax assets are recognized to the extent that it is probable that taxable profit will be available against which deductible temporary differences can be utilized.

Deferred tax is calculated at the tax rates that are expected to apply in the year when the liability is settled or the asset realized. 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.

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	231,385,884	591,493,497
Bank demand deposits	5,285,610,984	6,320,127,385
Cash equivalents (i)	48,500,000,000	48,000,000,000
	54,016,996,868	54,911,620,882

(i) As at 31 December 2025, cash equivalents represent deposits with original term of 1 to 3 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. FINANCIAL INVESTMENTS

6.1. Short-term financial investments

	Closing balance		Opening balance	
	VND	Cost	VND	Carrying amount
Held-to-maturity investments (i)				
Term deposits	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).

6.2. Long-term financial investments

	Closing balance		Opening balance	
	VND	Cost	VND	Fair value
Investments in subsidiaries				
Viglacer Ha Long Trading One Member Company Limited (i)	10,000,000,000	-	-	10,000,000,000
Viglacer Clinker Tile Joint Stock Company (i)	179,855,000,000	-	-	179,855,000,000
	189,855,000,000	-	-	189,855,000,000

Investments in associates

Viglacer Ha Long II Joint Stock Company (i)	22,000,000,000	12,321,559,224	-	22,000,000,000	13,778,355,856
Viglacer Dong Trieu Joint Stock Company (ii)	40,000,000,000	40,000,000,000	22,000,000,000	40,000,000,000	34,675,022,398
	62,000,000,000	52,321,559,224	22,000,000,000	62,000,000,000	48,453,378,254

Investments in other entities

Viglacer Trading Joint Stock Company (iii)	-	-	-	2,000,000,000	2,000,000,000
	-	-	-	-	-



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

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- (i) The Company has not assessed fair value of its financial investments as at the 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.
- (ii) 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.

- (iii) Pursuant to Resolution No. 22/2025/NQ-HDQT 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 subsidiaries, associates:

	<u>Current year</u>	<u>Prior year</u>
Investments in subsidiaries		
Viglacera Ha Long Trading One Member Company Limited	Operating at a profit	Operating at a profit
Viglacera Clinker Tile Joint Stock Company	Operating at a profit	Operating at a profit
Investments in associates		
Viglacera Ha Long II Joint Stock Company	Operating at a profit	Operating at a loss
Viglacera Dong Trieu Joint Stock Company	Operating at a loss	Operating at a loss

During the year, the transactions between the Company and its subsidiaries and associates mainly related to production and trading of construction materials from clay and financial activities related to dividends, distributed profit (Details stated in Note 34).

7. TRADE RECEIVABLES

	Closing balance VND	Opening balance VND
a. Short-term trade receivables		
Euto Inc.	4,360,023,693	3,024,228,689
Viglacera Clinker Tile Joint Stock Company	1,838,800,000	2,200,000,000
Others	455,198,136	2,322,425,330
	6,654,021,829	7,546,654,019

In which:

Short-term receivables from related parties (Details stated in Note 34)	2,293,998,135	4,153,744,581
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b. Long-term trade receivables

Viglacera Clinker Tile Joint Stock Company	5,144,018,079	5,144,018,079
Viglacera Dong Trieu Joint Stock Company	2,142,749,698	2,142,749,698
	7,286,767,777	7,286,767,777

In which:

Long-term receivables from related parties (Details stated in Note 34)	7,286,767,777	7,286,767,777
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8. 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	500,000,000
Ha Long Group Joint Stock Company	-	1,703,920,896
Others	346,138,307	13,282,948
	2,846,138,307	4,217,203,844

In which:

Advances to related parties (Details stated in Note 34)	2,500,000,000	2,500,000,000
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9. 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
Dividends receivable	3,654,604,170	5,414,635,245
Deposits and mortgages	2,552,232,179	2,552,232,179
Interest receivable	2,029,299,224	1,126,730,644
Receivable related to technology transfer fee	700,691,000	811,616,000
Others	2,554,567,143	2,531,823,221
	45,134,028,135	46,079,671,708
<i>In which:</i>		
Other short-term receivables from related parties (Details stated in Note 34)	4,859,464,170	6,730,420,245
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

In which:

Other long-term receivables from related parties (Details stated in Note 34)	750,952,000	750,952,000
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(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).

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VIGLACERA HALONG JOINT STOCK COMPANY
NOTES TO THE SEPARATE FINANCIAL STATEMENTS (Continued)

10. BAD DEBTS

	Closing balance			Opening balance		
	VND	Recoverable amount	Cost	VND	Recoverable amount	Cost
People's Committee of Ha Long City - currently known as People's Committee of Hoanh 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
Viglacera 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
Viglacera Dap Cau Sheet Glass Joint Stock Company	3,004,169,000	3,004,169,000	-	3,004,169,000	3,004,169,000	-
Viglacera Ba Hien Joint Stock Company	500,000,000	500,000,000	-	500,000,000	500,000,000	-
Viglacera Huu Hung Joint Stock Company	200,691,000	200,691,000	-	200,691,000	200,691,000	-
Others	2,531,727,991	2,531,727,991	-	2,442,652,991	2,442,652,991	-
43,522,924,108	24,741,077,293	18,781,846,815	43,483,849,108	24,702,002,293	18,781,846,815	

11. INVENTORIES

	Closing balance		Opening balance	
	VND	VND	Cost	Provision
Cost	Provision	Cost	Provision	
Raw materials	107,329,141,718	-	102,590,707,470	-
Tools and supplies	21,420,096	-	21,420,096	-
Work in progress	14,615,875,737	-	15,781,089,750	-
Finished goods	89,959,801,665	(19,241,015,875)	75,837,199,784	(17,371,240,213)
	211,926,239,216	(19,241,015,875)	194,230,417,100	(17,371,240,213)

During the year, the Company has made additional provision for devaluation of inventories with an amount of VND 6,697,741,746 and reversed a provision for devaluation of inventories with an amount of VND 4,827,966,084 (2024: made additional provision for devaluation of inventories with an amount of VND 8,850,384,356 and reversed a provision for devaluation of inventories with an amount of VND 10,093,760,501) due to a change in net realisable value of inventories as of 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. There was no outstanding loan balance with this bank as at the end of the year.

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VIGLACERA HALONG JOINT STOCK COMPANY
NOTES TO THE SEPARATE FINANCIAL STATEMENTS (Continued)

12. INCREASES, DECREASES IN TANGIBLE FIXED ASSETS

	Buildings and structures			Machinery and equipment			Motor vehicles, transmission equipment			Management tools and equipment			Total VND
	VND	VND	VND	VND	VND	VND	VND	VND	VND	VND	VND	VND	
COST													
Opening balance	426,885,546,423		796,730,223,035		47,407,502,935		1,050,714,389			1,272,073,986,782			
Disposals	(11,802,732,513)		(49,755,562,941)		(4,122,555,033)		(320,990,711)			(66,001,841,198)			
Closing balance	415,082,813,910		746,974,660,094		43,284,947,902		729,723,678			1,206,072,145,584			
ACCUMULATED DEPRECIATION													
Opening balance	389,447,577,354		782,570,737,253		45,813,314,999		1,050,714,389			1,218,882,343,995			
Charge for the year	12,072,639,891		8,831,950,101		424,882,860		-			21,329,472,852			
Disposals	(11,802,732,513)		(49,755,562,941)		(4,122,555,033)		(320,990,711)			(66,001,841,198)			
Closing balance	389,717,484,732		741,647,124,413		42,115,642,826		729,723,678			1,174,209,975,649			
NET BOOK VALUE													
Opening balance	37,437,969,069		14,159,485,782		1,594,187,936		-			53,191,642,787			
Closing balance	25,365,329,178		5,327,535,681		1,169,305,076		-			31,862,169,935			

The cost of the Company's tangible fixed assets as at 31 December 2025 includes VND 1,013,635,622,048 (as at 31 December 2024: VND 999,924,188,610) of assets which have been fully depreciated but are still in use.

The Company has pledged its tangible fixed assets, which has the carrying value of VND 284,768,176 as at 31 December 2025 (31 December 2024: VND 10,455,038,453) to secure loans at banks. The outstanding loan balance at this Bank as at 31 December 2025 was VND 0.



13. INCREASES, DECREASES IN INTANGIBLE ASSETS

	Land use rights VND	Computer software VND	Total VND
COST			
Opening balance	7,869,559,466	94,000,000	7,963,559,466
Closing balance	7,869,559,466	94,000,000	7,963,559,466
ACCUMULATED AMORTIZATION			
Opening balance	1,594,897,359	94,000,000	1,688,897,359
Charge for the year	157,391,184	-	157,391,184
Closing balance	1,752,288,543	94,000,000	1,846,288,543
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 94,000,000 (as at 31 December 2024: VND 94,000,000) 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.

14. SHORT-TERM TRADE PAYABLES

	Closing balance Amount/Amount able to be paid off VND	Opening balance Amount/Amount able to be paid off VND
VIC Group Joint Stock Company	8,736,444,648	-
Bao Cham Joint Stock Company	3,544,463,448	-
Ngoc Lam Production, Trading and Service Joint Stock Company	-	6,711,740,365
Branch of Company 16 in Hanoi	-	3,301,689,820
Others	16,582,200,973	18,309,176,652
	28,863,109,069	28,322,606,837
<i>In which:</i>		
Short-term trade payables to related parties	790,021,976	629,433,104
(Details stated in Note 34)		

15. SHORT-TERM ADVANCES FROM CUSTOMERS

	Closing balance VND	Opening balance VND
Viglacera Ha Long Trading One Member Company Limited	2,977,900,013	908,464,471
Siam Classic Materials (Thailand) Company Limited	508,085,950	-
Others	440,187,039	445,944,926
	3,926,173,002	1,354,409,397

In which:

Short-term advances from related parties (Details stated in Note 34)	2,977,900,013	908,464,471
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16. TAXES AMOUNTS PAYABLE TO THE STATE BUDGET

	Opening balance VND	Payable during the year VND	Paid during the year VND	Closing balance VND
Value added tax	1,842,778,388	10,042,738,711	11,406,374,647	479,142,452
Personal income tax	557,320,352	447,418,783	475,976,315	528,762,820
Natural resource tax	-	7,881,480	7,881,480	-
Land rentals	-	3,793,368,709	1,827,265,267	1,966,103,442
Others	63,930,173	3,604,945,220	3,668,875,393	-
	2,464,028,913	17,896,352,903	17,386,373,102	2,974,008,714

17. ACCRUED EXPENSES

	Closing balance VND	Opening balance VND
a. Short-term		
Fee for mining exploitation rights	4,783,631,281	-
Electricity fee	760,479,992	-
Interest expenses	307,391,600	1,455,756,736
Others	5,851,502,873	1,423,060,223
	5,851,502,873	2,878,816,959
b. Long-term		
Interest expenses	1,445,139,636	-
	1,445,139,636	-

18. UNEARNED REVENUE

	Closing balance VND	Opening balance VND
a. Short-term		
Revenue received in advance (i)	581,636,434	581,636,434
	581,636,434	581,636,434
b. Long-term		
Revenue received in advance (i)	7,855,123,330	8,436,759,764
	7,855,123,330	8,436,759,764

(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.

19. OTHER CURRENT PAYABLES

	Closing balance	Opening balance
	VND	VND
Training fee	661,371,511	661,371,511
Dividends and profits payable	484,592,435	484,592,435
Refund of unpaid employee advance	22,334,156	679,931,631
Bonus for the management	18,874,730	1,448,374,730
Others	2,452,027,365	2,429,402,754
	<u>3,639,200,197</u>	<u>5,703,673,061</u>

20. PROVISIONS

	Closing balance	Opening balance
	VND	VND
a. Short-term		
Environmental decommissioning costs (i)	6,231,594,832	8,656,913,640
	<u>6,231,594,832</u>	<u>8,656,913,640</u>
a. Long-term		
Environmental decommissioning costs (i)	2,750,000,000	2,750,000,000
	<u>2,750,000,000</u>	<u>2,750,000,000</u>

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

21. BONUS AND WELFARE FUND

	Current year	Prior year
	VND	VND
Opening balance	41,921,890,102	42,914,641,725
Utilization in the year	(3,959,444,182)	(992,751,623)
Closing balance	<u>37,962,445,920</u>	<u>41,921,890,102</u>



VIGLACERA HALONG JOINT STOCK COMPANY
NOTES TO THE SEPARATE FINANCIAL STATEMENTS (Continued)

22. LONG-TERM LOANS

	Opening balance		In the year		Closing balance
	VND	Amount	VND	Amount	
Golden hand loans (i)		Amount able to be paid off		Increases	
	2,276,300,000	2,276,300,000		Decreases	
	2,276,300,000	2,276,300,000			
In which:					
- Amount due for settlement after 12 months	2,276,300,000	2,276,300,000			

(i) Long-term loans include loans from officers and employees under the Company's Golden Hands policy. Details are as follows:

Lenders	Currency	Annual rate	Maturity year	Form of guarantee	Purpose	Opening balance
		Interest				
Golden hand loans	VND				Supplementing working capital	2,223,800,000
			Interests			2,276,300,000

Long-term loans are repayable as follows:

	Closing balance	Opening balance
	VND	VND
On demand or within one year		
In the second year	2,223,800,000	2,276,300,000
After five years	2,223,800,000	2,276,300,000

VIGLACERA HALONG JOINT STOCK COMPANY
NOTES TO THE SEPARATE FINANCIAL STATEMENTS (Continued)

23. OWNERS' EQUITY

	Owners' contributed capital	Share premium	Investment and development fund	Other reserves	Retained earnings	Total VND
	VND	VND	VND	VND	VND	VND
For the year ended 31 December 2024						
Opening balance	250,000,000,000	49,171,810,665	245,769,836,551	11,811,512,409	(49,951,124,011)	506,802,035,614
(Loss) for the year					(65,586,974,953)	(65,586,974,953)
Closing balance	250,000,000,000	49,171,810,665	245,769,836,551	11,811,512,409	(115,538,098,964)	441,215,060,661
For the year ended 31 December 2025						
Opening balance	250,000,000,000	49,171,810,665	245,769,836,551	11,811,512,409	(115,538,098,964)	441,215,060,661
Profit for the year					15,334,014,659	15,334,014,659
Closing balance	250,000,000,000	49,171,810,665	245,769,836,551	11,811,512,409	(100,204,084,305)	456,549,075,320

Shares	Closing balance	Opening balance
- Number of shares issued to the public		
+ <i>Ordinary shares</i>	25,000,000	25,000,000
- Number of outstanding shares in circulation		
+ <i>Ordinary shares</i>	25,000,000	25,000,000

An ordinary 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			
	Closing balance		Opening balance	
	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

24. OFF BALANCE SHEET ITEMS

Foreign currency

	Closing balance	Opening balance
United States Dollar (USD)	40,425.81	83,172.66

Operating lease commitment

	Closing balance	Opening balance
	VND	VND
Minimum lease payment in the future under non-cancellable operating lease under the following terms:		
Within one year	2,247,886,449	2,247,886,449
In the second to fifth year inclusive	8,491,901,131	8,659,966,491
After five years	38,823,512,005	40,903,333,094
	49,563,299,585	51,811,186,034

Bad debt written-off

	Closing balance	Opening balance
	VND	VND
Mr. Pham Minh Tuan		
	27,264,000	27,264,000
	27,264,000	27,264,000

25. REVENUE FROM GOODS SOLD

	Current year	Prior year
	VND	VND
Revenue from selling finished goods	499,978,828,162	482,854,960,296
<i>Domestic sales</i>	440,606,552,253	407,947,560,697
<i>Export sales</i>	59,372,275,909	74,907,399,599
Revenue from selling clay, supplies and other revenue	621,534,168	1,980,871,758
	500,600,362,330	484,835,832,054

In which:

Revenue from related parties	440,793,144,061	402,978,429,348
(Details stated in Note 34)		

26. COST OF GOODS SOLD

	Current year	Prior year
	VND	VND
Cost of finished goods sold	452,411,447,979	480,007,235,207
<i>Cost of domestic sales</i>	398,687,778,494	405,541,615,643
<i>Cost of export sales</i>	53,723,669,485	74,465,619,564
Cost of clay, supplies	621,534,168	1,980,871,758
Addition to/(Reversal of) provision	1,869,775,662	(1,243,376,145)
	454,902,757,809	480,744,730,820

27. PRODUCTION COST BY NATURE

	Current year	Prior year
	VND	VND
Raw materials and consumables	211,970,069,860	180,229,372,783
Labour	174,928,898,315	150,144,799,049
Major repair of fixed assets	7,886,032,735	8,258,882,658
Depreciation and amortisation	21,486,864,036	28,386,444,597
Out-sourced services	61,600,533,284	62,612,888,047
Others	25,669,270,096	38,558,607,964
(Reversal of)/Addition to provision	(716,468,146)	744,587,975
	502,825,200,180	468,935,583,073

28. FINANCIAL INCOME

	Current year	Prior year
	VND	VND
Deposit interest	4,155,937,206	497,490,081
Foreign exchange gain	574,175,061	870,598,144
Dividends and profits received	261,854,170	271,885,245
	4,991,966,437	1,639,973,470

In which:

Financial income from related parties	261,854,170	271,885,245
(Details stated in Note 34)		

29. FINANCIAL EXPENSES

	Current year	Prior year
	VND	VND
Provisionmade for impairment of investments	1,868,180,970	20,830,603,735
Foreign exchange loss	64,461,825	160,656,761
Interest expense	51,704,595	42,458,202
	1,984,347,390	21,033,718,698

30. SELLING EXPENSES AND GENERAL AND ADMINISTRATION EXPENSES

	Current year	Prior year
	VND	VND
General and administration expenses during the year		
Labour	14,285,840,970	12,378,920,644
Depreciation and amortisation	346,540,740	346,540,740
Out-sourced services	606,017,073	522,991,348
Reversal of provision for doubtful debts	(160,925,000)	(498,000,000)
Others	12,706,433,511	13,321,583,646
	27,783,907,294	26,072,036,378
Selling expenses during the year		
Ocean freight	7,399,445,413	8,328,947,021
Others	403,235,964	714,595,407
	7,802,681,377	9,043,542,428

31. OTHER INCOME AND OTHER EXPENSES

	Current year	Prior year
	VND	VND
Other income		
Sales, disposals of fixed assets	906,580,000	-
House rentals from to employees	827,318,106	794,591,034
Others	1,375,461,552	1,179,429,239
	3,109,359,658	1,974,020,273
<i>In which:</i>		
Other income from related parties (Details stated in Note 34)	595,429,641	615,999,988
Other expenses		
Penalties	790,865,926	2,425,399,420
Recovery cost after Typhoon Yagi	-	11,402,923,361
Current corporate income tax expense	-	3,190,673,405
Others	103,113,970	123,776,240
	893,979,896	17,142,772,426

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32. CORPORATE INCOME TAX EXPENSE

Current corporate income tax expense in the year is calculated as follows:

	Current year VND	Prior year VND
Profit/(Loss) before tax	15,334,014,659	(65,586,974,953)
Adjustments for taxable profit		
Less: non-taxable income	(261,854,170)	(271,885,245)
Add back: non-deductible expenses	9,979,971,580	18,495,940,917
Loss carry-forward	(25,052,132,069)	
Taxable profit	-	(47,362,919,281)
Taxable profit at normal tax rate of 20%	-	(47,362,919,281)
Corporate income tax expense based on taxable profit in the current year	-	-

As at 31 December 2025, the Company has tax losses that can be used to offset future profits. The tax losses will be examined and approved by the tax authorities and will be carried forward to offset against the Company's taxable profits within five (05) years from the year in which the tax losses arise. No deferred income tax assets are recognized for the losses as the Company is uncertain about future profits.

The Company's losses carried forward over the years are as follows:

Incurred year	Forfeited year losses	Tax loss (VND)	Carried forward losses as of 31 December 2025 (VND)	Unused tax loss as of 31 December 2025 (VND)
2023	2028	50,007,733,145	25,052,132,069	24,955,601,076
2024 (i)	2029	<u>47,362,919,281</u>	<u>25,052,132,069</u>	<u>47,362,919,281</u>
		<u>97,370,652,426</u>	<u>25,052,132,069</u>	<u>72,318,520,357</u>

(i) Tax losses have not been examined by the tax authorities.

33. COMMITMENTS

Operating lease commitment

The operating lease payments represent:

- 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;

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).

34. 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 Trading One Member Company Limited	Subsidiary
Viglacera Clinker Tile Joint Stock Company	Subsidiary
Viglacera Ha Long II Joint Stock Company	Associate
Viglacera Dong Trieu Joint Stock Company	Associate
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 Van Hai Joint Stock Company	Affiliate
Viglacera Sanitary Ware Company Limited	Affiliate

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

	Current year	Prior year
	VND	VND
Sales		
Viglacera Ha Long Trading One Member Company Limited	440,793,144,061	402,978,429,348
Viglacera Ha Long II Joint Stock Company	186,591,808	144,511,000
Viglacera Van Hai Joint Stock Company	-	3,333,687,885
Purchases		
Viglacera Packings and Brake Linings Joint Stock Company	2,973,586,799	3,911,159,103
Viglacera Ha Long II Joint Stock Company	358,040,640	443,058,690
Viglacera Tu Liem Joint Stock Company	100,840,909	180,000,000
Viglacera Corporation - JSC	94,575,000	206,367,500
Viglacera Dong Trieu Joint Stock Company	-	1,272,047,286
Viglacera Van Hai Joint Stock Company	-	46,280,007
Viglacera Clinker Tile Joint Stock Company	-	4,504,320
Dividend income and profit distributed		
Viglacera Ha Long Trading One Member Company Limited	261,854,170	271,885,245
Dividends received		
Viglacera Clinker Tile Joint Stock Company	2,021,885,245	2,391,907,225
Viglacera Ha Long Trading One Member Company Limited	1,750,000,000	2,250,000,000
Share transfer		
Viglacera Sanitary Ware Company Limited	2,000,000,000	-
Other income		
Viglacera Clinker Tile Joint Stock Company	595,429,641	615,999,988
Viglacera Ha Long II Joint Stock Company	360,000,000	400,000,000
Viglacera Dong Trieu Joint Stock Company	149,133,353	92,727,264
	86,296,288	123,272,724

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

	Closing balance VND	Opening balance VND
Short-term trade receivables	2,293,998,135	4,153,744,581
Viglacera Clinker Tile Joint Stock Company	1,838,800,000	2,200,000,000
Viglacera Dong Trieu Joint Stock Company	293,200,000	300,000,000
Viglacera Ha Long II Joint Stock Company	161,998,135	947,803,785
Viglacera Van Hai Joint Stock Company	-	705,940,796
Long-term trade receivables	7,286,767,777	7,286,767,777
Viglacera Clinker Tile Joint Stock Company	5,144,018,079	5,144,018,079
Viglacera Dong Trieu Joint Stock Company	2,142,749,698	2,142,749,698
Short-term advances to suppliers	2,500,000,000	2,500,000,000
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	500,000,000
Other short-term receivables	4,859,464,170	6,730,420,245
Viglacera Clinker Tile Joint Stock Company	3,392,750,000	5,142,750,000
Viglacera Dap Cau Sheet Glass Joint Stock Company	1,004,169,000	1,004,169,000
Viglacera Ha Long Trading One Member Company Limited	261,854,170	271,885,245
Viglacera Huu Hung Joint Stock Company	200,691,000	200,691,000
Viglacera Tu Liem Joint Stock Company	-	110,925,000
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	790,021,976	629,433,104
Viglacera Packings and Brake Linings Joint Stock Company	687,880,976	629,433,104
Viglacera Corporation - JSC	102,141,000	-
Short-term advances from customers	2,977,900,013	908,464,471
Viglacera Ha Long Trading One Member Company Limited	2,977,900,013	908,464,471

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	2,046,171,800	1,708,097,200
Mr. Tran Thanh	816,156,000	690,393,900
Mr. Tran Duy Hung	616,933,200	514,947,500
Mr. Bui Van Quang	613,082,600	502,755,800
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

35. SUPPLEMENTAL DISCLOSURES OF CASH FLOW INFORMATION

Supplemental non-cash disclosures

Interest income, dividends and profits received excluded VND 4,507,104,444 (2024: VND 5,537,196,889) representing interest on deposits during the year that have not yet been received and the amount of dividends receivable from long-term investments. Consequently, changes in accounts receivables have been adjusted by the same amount.

Interest paid excluded VND 1,445,139,636 (in 2024: VND 1,455,756,736) representing the accrued interest. Consequently, changes in accounts receivables have been adjusted by the same amount.

Dividends and profits paid to owners did not include VND 484,592,435 (2024: VND 484,592,435) which is the amount of dividends payable to shareholders. Consequently, changes in accounts receivables 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

