VIGLACERA

VIGLACERA CORPORATION - JSC

TIEN SON VIGLACERA JOINT STOCK COMPANY

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

SEPARATE FINANCIAL STATEMENTS

QUARTER 3/2026

STATEMENT OF FINANCIAL POSITION

As at September 30, 2026

Code	ASSETS	Note	Closing balance VND	Opening balance VND
100	**A. CURRENT ASSETS**		**1,714,234,444,112**	**1,088,087,161,764**
110	**I. Cash and cash equivalents**	**3**	**51,741,219,641**	**21,931,663,145**
111	1. Cash		51,741,219,641	21,931,663,145
130	**III. Short-term receivables**		**363,969,063,831**	**190,499,490,499**
131	1. Short-term trade receivables	4	408,868,965,143	188,282,810,859
132	2. Short-term advances to suppliers	5	27,753,957,976	6,217,811,671
136	3. Other short-term receivables	6	30,574,341,903	7,454,595,095
137	4. Provision for short-term doubtful debts		(103,228,201,191)	(11,455,727,126)
140	**IV. Inventories**	**8**	**1,071,776,123,595**	**757,201,652,930**
141	1. Inventories		1,155,483,607,838	799,008,417,858
149	2. Provision for devaluation of inventories		(83,707,484,243)	(41,806,764,928)
150	**V. Other short-term assets**		**226,748,037,045**	**118,454,355,190**
151	1. Short-term prepaid expenses	9	36,570,178,645	2,291,853,710
152	2. Value-added tax deductible		122,998,309,444	115,448,919,671
153	3. Taxes and other receivables from the State budget	18	366,743,926	713,581,809
155	4. Other short-term assets	10	66,812,805,030	-
200	**B. NON-CURRENT ASSETS**		**1,253,832,061,835**	**1,030,746,236,722**
210	**I. Long-term receivables**		**28,007,685,577**	**8,510,900,000**
216	1. Long-term prepaid expenses	6	28,007,685,577	8,510,900,000
220	**II. Fixed assets**		**1,203,945,162,514**	**985,465,028,130**
221	1. Tangible fixed assets	11	936,432,748,065	914,287,620,128
222	- *Costs*		*2,743,635,956,035*	*1,924,746,911,543*
223	- *Accumulated depreciation*		*(1,807,203,207,970)*	*(1,010,459,291,415)*
224	2. Finance lease assets	12	258,143,868,261	61,503,139,788
225	- *Costs*		*380,336,913,868*	*103,563,265,921*
226	- *Accumulated depreciation*		*(122,193,045,607)*	*(42,060,126,133)*
227	3. Intangible assets	13	9,368,546,188	9,674,268,214
228	- *Costs*		*30,917,825,599*	*21,146,948,640*
229	- *Accumulated amortization*		*(21,549,279,411)*	*(11,472,680,426)*
240	**IV. Long-term assets in progress**	**14**	**8,440,385,955**	**1,205,051,967**
242	1. Construction in progress		8,440,385,955	1,205,051,967
250	**V. Long-term investments**	**15**	**-**	**12,000,000,000**
252	1. Investments in joint-ventures, associates		-	12,000,000,000
260	**VI. Other long-term assets**		**13,438,827,789**	**23,565,256,625**
261	1. Long-term prepaid expenses	9	13,438,827,789	23,565,256,625
270	**TOTAL ASSETS**		**2,968,066,505,947**	**2,118,833,398,486**

STATEMENT OF FINANCIAL POSITION

As at September 30, 2026
(continued)

Code	RESOURCES	Note	Closing balance VND	Opening balance VND
300	**C. LIABILITIES**		**2,067,535,312,150**	**1,467,326,402,428**
310	**I. Short-term liabilities**		**1,820,069,299,339**	**1,127,278,816,548**
311	1. Short-term trade payables	16	469,277,903,021	294,949,339,394
312	2. Short-term prepayments from customers	17	17,447,966,536	114,311,029,033
313	3. Dividends and profits payable		1,378,853,043	-
314	4. Taxes and other payables to State budget	18	19,930,611,951	10,435,982,755
315	5. Payables to employees		82,888,324,751	42,813,504,619
316	6. Short-term accrued expenses	19	120,632,042,956	4,946,616,170
319	7. Short-term unearned revenue	20	30,182,472,993	161,675,530
320	8. Other short-term payments	21	8,922,805,100	2,263,819,264
321	9. Short-term loans and finance lease liabilities	22	1,057,265,358,108	652,329,276,455
322	10. Short-term provisions for payables		3,309,689,111	-
323	11. Bonus and welfare fund		8,833,271,769	5,067,573,328
330	**II. Long-term liabilities**		**247,466,012,811**	**340,047,585,880**
336	1. Long-term unearned revenue	20	23,329,194,083	-
337	2. Other long-term payables	21	1,280,569,400	251,000,000
338	3. Long-term loans and obligations under finance leases	22	222,856,249,328	339,796,585,880
400	**D. EQUITY**		**900,531,193,797**	**651,506,996,058**
410	**I. Owner's equity**	**23**	**900,531,193,797**	**651,506,996,058**
411	1. Contributed capital		*798,091,340,000*	*500,000,000,000*
411a	*- Ordinary shares with voting rights*		*798,091,340,000*	*500,000,000,000*
412	2. Share Premium		(4,084,683,052)	(3,361,823,052)
415	3. Treasury shares		(3,360,000)	(3,360,000)
418	4. Investment and development fund		5,730,299,855	81,407,219,855
420	5. Other equity fund		11,961,972,921	-
421	6. Retained earnings		88,835,624,073	73,464,959,255
421a	*- Retained earnings accumulated to the prior year end*		*381,342,667*	-
421b	*- Retained earnings of the current year*		*88,454,281,406*	*73,464,959,255*
440	**TOTAL RESOURCES**		**2,968,066,505,947**	**2,118,833,398,486**

Vu Xuan Tung	**Nguyen Xuan Dong**	**Le Tien Dung**
Preparer	Chief Accountant	General Director

Bac Ninh, October 15, 2026

STATEMENT OF COMPREHENSIVE INCOME

Quarter 3/2026

Code	ITEMS	Note	Quarter 3/2026	Quarter 3/2025	Current period	Prior year
					VND	VND
01	**1. Revenue from goods sold and services rendered**	**25**	**1,376,385,076,208**	**682,759,629,909**	**3,329,691,038,602**	**1,615,404,850,110**
02	2. Revenue deductions	25	25,011,551,513	9,059,832,341	47,566,345,134	18,684,682,507
10	**3. Net revenues from sales and services rendered**	**25**	**1,351,373,524,695**	**673,699,797,568**	**3,282,124,693,468**	**1,596,720,167,603**
11	4. Cost of goods sold and services rendered	26	1,077,746,787,393	584,774,379,262	2,699,034,264,482	1,419,811,323,585
20	**5. Gross profit from goods sold and services rendered**		**273,626,737,302**	**88,925,418,306**	**583,090,428,986**	**176,908,844,018**
21	6. Financial income	27	2,244,770,318	95,217,205	5,054,993,149	524,818,554
22	7. Financial expenses	28	32,409,036,439	21,465,753,319	102,798,940,111	65,805,325,465
23	*In which: Interest expenses*		*30,526,232,619*	*21,048,039,156*	*82,044,767,972*	*63,886,590,555*
25	8. Selling expenses	29	134,621,838,509	19,052,163,813	278,160,905,611	31,323,609,530
26	9. General and administration expenses	30	38,414,712,851	6,193,515,122	76,870,597,105	19,005,020,223
30	**10. Operating (loss)/profit**		**70,425,919,821**	**42,309,203,257**	**130,314,979,308**	**61,299,707,354**
31	11. Other income	31	12,270,677	47,677,452	68,647,722	182,258,918
32	12. Other expense	32	1,603,486,478	10,254,557	1,695,578,397	56,779,655
40	**13. Other profit**		**(1,591,215,801)**	**37,422,895**	**(1,626,930,675)**	**125,479,263**
50	**14. Accounting (loss)/profit before tax**		**68,834,704,020**	**42,346,626,152**	**128,688,048,633**	**61,425,186,617**
51	15. Current corporate income tax expenses	33	13,964,327,321	8,471,376,134	25,948,655,268	12,296,370,594
60	**17. Net (loss)/profit after tax**		**54,870,376,699**	**33,875,250,018**	**102,739,393,365**	**49,128,816,023**
70	18. Basic earnings per share	34	688	678	1,236	954

Vu Xuan Tung
Preparer
Bac Ninh, October 15, 2026

Nguyen Xuan Dong
Chief Accountant

CÔNG TY CỔ PHẦN VIGLACERA TIÊN SƠN
TỈNH BẮC NINH

Le Tien Dung
General Director

STATEMENT OF CASH FLOWS

Quarter 3/2026
(Indirect method)

Code	ITEMS	Note	Current period VND	Prior year VND
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	*1. (Loss)/Profit before tax*		***128,688,048,633***	***61,425,186,617***
	2. Adjustments for		***252,928,241,686***	***194,269,158,700***
02	- Depreciation of fixed assets and investment properties		156,195,647,704	124,093,536,017
03	- Provisions		16,580,970,535	5,932,014,833
04	- Foreign exchange (gain)/loss arising from translating foreign currency items		235,748,827	382,355,667
05	- Gains / losses from investment		(2,128,893,352)	(25,338,372)
06	- Interest expenses		82,044,767,972	63,886,590,555
08	*3. Operating profit before changes in working capital*		***381,616,290,319***	***255,694,345,317***
09	- Increase or decrease in receivable		(195,654,173,590)	(14,149,781,147)
10	- Increase or decrease in inventories		(99,067,012,899)	(128,574,473,324)
11	- Increase or decrease in payable (excluding interest payables/ corporate income tax payables)		(217,629,448,725)	17,043,478,691
12	- Increase or decrease in prepaid expenses		(5,946,724,876)	(20,649,449,032)
14	- Interest paid		(79,609,958,957)	(64,324,919,682)
15	- Corporate income tax paid		(19,479,343,867)	(9,913,359,821)
16	- Other receipts from operating activities		1,000,000,000	300,000,000
17	- Other expenses on operating activities		(1,526,810,940)	(3,461,800,000)
20	*Net cash flows from operating activities*		***(236,297,183,535)***	***31,964,041,002***
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	1. Purchase or construction of fixed assets and other long-term assets		(40,330,278,437)	(15,337,465,692)
27	2. Interest and dividend received		2,128,893,352	25,338,372
30	*Net cash flows from investing activities*		***(38,201,385,085)***	***(15,312,127,320)***
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
32	1. Proceeds from the merger of the company		64,457,533,119	-
33	2. Proceeds from borrowings		2,438,761,368,827	1,330,145,048,334
34	3. Repayment of borrowings		(2,090,007,225,294)	(1,338,744,629,516)
35	4. Repayment of obligations under finance leases		(60,758,398,432)	(24,327,221,484)
36	5. Dividends and profits paid		(48,161,095,994)	(50,000,000,000)
40	*Net cash flows from financing activities*		***304,292,182,226***	***(82,926,802,666)***
50	**Net cash flows in the year**		**29,793,613,606**	**(66,274,888,984)**
60	**Cash and cash equivalents at the beginning of the year**		**21,931,663,145**	**82,360,674,791**
61	Effect of exchange rate fluctuations		15,942,890	(96,185,443)
70	**Cash and cash equivalents at the end of the year**	**3**	**51,741,219,641**	**15,989,600,364**

M.S.D.N: 2300317851 - C.T.C.P
CÔNG TY CỔ PHẦN VIGLACERA TIÊN SƠN
TỈNH BẮC NINH

Vu Xuan Tung	**Nguyen Xuan Dong**	**Le Tien Dung**
Preparer	Chief Accountant	General Director

Bac Ninh, October 15, 2026

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
Quarter 3/2026

1. GENERAL INFORMATION

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

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

Company's Legal capital: VND 798,091,340,000. Equivalent to 79,809,134 shares.

Business field: Producing building materials.

Operating industry and principal activities:
- Producing and trading ceramic, granite and other building materials;
- Trading construction materials.

The Company's structure
The company has seven factories and one affiliated branch:

Name	Address	Principal activities
Viglacera Tiên Sơn factory	Bac Ninh Province	Producing and trading in ceramic tiles
Viglacera Thai Binh factory	Hung Yen Province	Producing and trading in ceramic tiles
Viglacera My Duc factory	Ho Chi Minh City	Producing and trading in ceramic tiles
Viglacera Eurotile factory	Ho Chi Minh City	Producing and trading in ceramic tiles, roof tile
Viglacera Thang Long factory	Phu Tho Province	Producing and trading in ceramic tiles, roof tile
Viglacera Ha Noi factory	Bac Ninh Province	Producing and trading in ceramic tiles
Viglacera Hai Duong factory	Hai Phong City	Producing and trading in ceramic tiles
Eurotile Branch	Bac Ninh Province	Trading in ceramic tiles

2. ACCOUNTING SYSTEM AND ACCOUNTING POLICY

2.1. Accounting period and accounting currency

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

2.2. Standards and Applicable Accounting Policies

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

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

2.3. Basis for preparation of Separate Financial Statements

Separate financial statements are presented based on historical cost principle.

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

2.4. Financial Instruments

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

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

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

2.5. Foreign currency transactions

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

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

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

2.6. Cash and cash equivalents

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

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

2.7. Financial investments

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

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

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

2.8. Receivables

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

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

2.9. Inventories

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

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

Inventory is recorded by periodic method.

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

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

2.10. Tangible fixed assets and depreciation

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

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

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

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

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

2.11. Prepaid expenses

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

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

2.12. Account payables

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

2.13. Borrowings and finance lease liabilities

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

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

2.14. Borrowing costs

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

2.15. Accrued expenses

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

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

2.16. Provision for payables

Provision for payables only record when meet all following conditions:
- Enterprises have current debt obligation (legal obligation or jointly liable obligation) due to result from a fact happened;
- Decrease in economic benefits may happen leading to the requirement for payment of debt obligation;
- Giving a confident estimation on value of such debt obligation

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

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

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

2.17. Equity

Equity is stated at actually contributed capital of owners.

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

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

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

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

2.18. Revenue

Sale of goods
Revenue from sale of goods should be recognized when all the following conditions have been satisfied:
- The entity has transferred to the buyer the significant risks and rewards of ownership of the goods;
- The entity retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the entity; and
- The costs incurred or to be incurred in respect of the transaction can be measured reliably.

Services rendered
Revenue from rendering of services is recognized when all the following conditions have been satisfied:
- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the entity;
- The stage of the completion of the transaction at the end of the reporting period can be measured reliably; and
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

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

Finance income
Revenue arising from the used by the others of entity assets yielding interest, royalties and dividends shall be recognised when:
- It is probable that the economic benefits associated with the transaction will flow to the entity; and
- The amount of the income can be measured reliably;

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

2.19. Revenue deductible items

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

2.20. Cost of goods sold

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

2.21. Financial expenses

Items recorded into financial expenses consist of:
- Expenses of capital borrowing;
- Provision for provision for losses from investment in other units, losses incurred when selling foreign currency, losses from exchange rate.

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

2.22. Corporate income tax

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

2.23. Related Parties

The parties are regarded as related parties if that party has the ability to control or significantly influence the other party in making decisions about the financial policies and activities. The Company's related parties include:
- Companies, directly or indirectly through one or more intermediaries, having control over the Company or being under the control of the Company, or being under common control with the Company, including the Company's parent, subsidiaries and affiliated companies;
- Individuals, directly or indirectly, holding voting power of the Company that have a significant influence on the Company, key management personnel including directors and employees of the Company, the close family members of these individuals;
- Enterprises due to the above-mentioned individuals directly or indirectly hold an important part of the voting rights or have significant influence on the Company.

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

3. CASH AND CASH EQUIVALENTS

	Closing balance	Opening balance
	VND	VND
Cash on hand	-	9,969,000
Non term deposit	51,741,219,641	21,921,694,145
	51,741,219,641	**21,931,663,145**

Details of demand bank deposits:

	30/09/2026	01/01/2026
	VND	VND
Vietnam JSCB for Industry and Trade - Ba Dinh Branch	13,393,240,890	5,641,883,624
Vietnam JSCB for Industry and Trade - Tien Son IP Branch	22,520,356,203	3,220,215,069
Vietnam JSCB for Industry and Trade - Phuc Yen Branch	520,085,026	-
JSCB for Investment and Development of Vietnam	3,182,710,145	7,498,203,136
JSCB for Foreign Trade of Vietnam	9,753,852,135	-
Tien Phong JSCB - Bac Ninh Branch	1,166,433,307	5,561,392,316
Other banks	1,204,541,935	-
	51,741,219,641	**21,921,694,145**

4. SHORT-TERM TRADE RECEIVABLES

	Closing balance	Opening balance
	VND	VND
Viglacera Ceramic Tiles Trading Joint Stock Company - EuroTile Branch	-	162,249,053,108
Viglacera Trading Joint Stock Company	-	5,497,020,731
Viglacera Consulting Joint Stock Company	315,438,019	20,727,576
Viglacera My Xuan Sanitaryware Company (BSC) - VGC - JSC Branch	-	53,766,374
Viglacera Sanitary Equipment Co., Ltd.	14,481,715,038	24,096,672
Emser Tile , LLC	63,009,159,610	-
The Mosaic Tile Company Limited	63,009,159,610	-
Tan Phan Gia Investment and Trading LLC	18,919,385,611	-
Others	249,134,107,255	20,438,146,398
	408,868,965,143	**188,282,810,859**
In which:		
Receivables from related parties	14,797,153,057	167,844,664,461

5. SHORT-TERM ADVANCES TO SUPPLIERS

	Closing balance	Opening balance
	VND	VND
CADIVI Northern One Member LLC	8,890,334,491	-
Sacmi (Singapore) PTE LTD	2,882,204,674	2,914,464,411
Others	15,981,418,811	3,303,347,260
	27,753,957,976	**6,217,811,671**

6. OTHER RECEIVABLES

	Closing balance	Opening balance
	VND	VND
a) Short-term		
Employees receivables	877,620,505	764,728,766
Advances	2,032,990,785	41,818,110
Short-term deposits and mortgages	5,611,501,533	1,186,000,000
Viglacera Infrastructure - Branch of Viglacera Corp. - JSC	3,911,513,203	-
Hanoi Mechanical & Construction Investment JSC	1,114,495,487	1,114,495,487
Finance Leasing Companies	13,727,944,214	2,893,911,190
Others	3,298,276,176	1,453,641,542
	30,574,341,903	**7,454,595,095**
b) Long-term		
Long-term deposits and mortgages	28,007,685,577	8,510,900,000
	28,007,685,577	**8,510,900,000**

7. BAD DEBTS

	Closing balance		Opening balance	
	Cost	Provision	Cost	Provision
	VND	VND	VND	VND
Viglacera Infrastructure - Branch of Viglacera Corp. - JSC	3 911 513 203	3 911 513 203	-	-
Quang Tay Imp-Exp Trading Production Investment JSC	1,579,191,158	1,579,191,158	1,579,191,158	1,579,191,158
Hanoi Mechanical & Construction Investment JSC	1,114,495,487	1,114,495,487	1,244,495,487	1,244,495,487
Others	100,534,514,546	100,534,514,546	8,632,040,481	8,632,040,481
	103,228,201,191	**103,228,201,191**	**11,455,727,126**	**11,455,727,126**

8. INVENTORIES

	Closing balance		Opening balance	
	Cost	Provision	Cost	Provision
	VND	VND	VND	VND
Goods in transit	-	-	8,957,572,471	-
Raw materials	237,077,811,461	(1,126,936,751)	115,145,397,813	(509,734,518)
Tools and supplies	65,109,244,718	(8,143,412,985)	39,353,167,790	(2,719,080,192)
Work in progress	23,748,556,595	-	15,349,467,089	-
Finished goods	796,027,471,493	(67,335,773,858)	620,202,812,695	(38,577,950,218)
Goods	1,083,518,677	-	-	-
Consignments	32,437,004,894	(7,101,360,649)	-	-
	1,155,483,607,838	**(83,707,484,243)**	**799,008,417,858**	**(41,806,764,928)**

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

9. PREPAID EXPENSES

	Closing balance	Opening balance
	VND	VND
a) Short-term		
Tools and dies issued for consumption	8,150,083,831	1,691,853,710
Land rent and infrastructure rental expenses	4,256,968,771	-
Deferred selling expenses	2,521,885,647	-
Major repair expenses incurred during the year	8,971,099,757	-
Insurance expenses	1,366,917,582	-
Showroom and sales warehouse rental expenses	7,168,822,263	600,000,000
Others	4,134,400,794	-
	36,570,178,645	**2,291,853,710**
b) Long-term		
Tools and dies issued for consumption	10,770,409,550	21,989,981,037
Land rent and infrastructure rental expenses	2,068,090,682	-
Others	600,327,557	1,575,275,588
	13,438,827,789	**23,565,256,625**

10. OTHER SHORT-TERM ASSETS

Other short-term assets reflect term deposits with original maturities from 2 to 12 months at Joint Stock Commercial Banks, which are currently being used as collateral for short-term borrowings at these respective banks.

Chi tiết các khoản tiền gửi có kỳ hạn tại các ngân hàng bị hạn chế sử dụng:

	Closing balance	Opening balance
	VND	VND
Vietnam JSCB for Industry and Trade - Tien Son IP Branch	17,678,607,945	-
Vietnam Maritime Commercial Joint Stock Bank - Bac Ninh Branch	20,723,387,673	-
Vietnam Bank for Agriculture and Rural Development - Thang Long Branch	1,000,000,000	-
JSCB for Investment and Development of Vietnam - Quang Trung Branch	27,410,809,412	-
	66,812,805,030	**-**

11. INTANGIBLE FIXED ASSETS

Appendix No. 01

12. FINANCE LEASE FIXED ASSETS

	Machinery and equipment	Transportation equipment	**Total**
	VND	VND	**VND**
Cost			
Opening balance	103,563,265,921	-	103,563,265,921
- *Additions*	*48,097,699,525*	-	*48,097,699,525*
- *Transfer from construction in progress*	*83,091,928,953*	-	*83,091,928,953*
- *Acquisitions from TLT merger*	*(12,867,096,174)*	-	*(12,867,096,174)*
- *Acquisitions from VIH merger*	*37,712,239,313*	-	*37,712,239,313*
- *Acquisitions from subsidiary merger*	*113,842,023,286*	*3,049,034,680*	*116,891,057,966*
- *Repurchase finance lease assets*	-	*3,847,818,364*	*3,847,818,364*
Closing balance	**373,440,060,824**	**6,896,853,044**	**380,336,913,868**
Accumulated depreciation			
Opening balance	42,060,126,133	-	42,060,126,133
- *Depreciation*	*42,522,785,302*	*301,767,364*	*42,824,552,666*
- *Repurchase finance lease assets*	*(3,735,873,790)*	-	*(3,735,873,790)*
- *Acquisitions from TLT merger*	*6,858,068,098*	-	*6,858,068,098*
- *Acquisitions from VIH merger*	*29,777,983,279*	*944,453,952*	*30,722,437,231*
- *Acquisitions from subsidiary merger*	-	*3,463,735,269*	*3,463,735,269*
Closing balance	**117,483,089,022**	**4,709,956,585**	**122,193,045,607**
Net carrying amount			
Opening balance	61,503,139,788	-	61,503,139,788
Closing balance	**255,956,971,802**	**2,186,896,459**	**258,143,868,261**

13. INTANGIBLE FIXED ASSETS

	Land use rights	Computer software	Cộng
	VND	VND	VND
Cost			
Opening balance	19,973,839,140	1,173,109,500	21,146,948,640
- *Acquisitions from VIH merger*	-	167,800,000	167,800,000
- *Acquisitions from subsidiary merger*	-	9,603,076,959	9,603,076,959
Closing balance	**19,973,839,140**	**10,943,986,459**	**30,917,825,599**
Accumulated depreciation			
Opening balance	10,299,570,926	1,173,109,500	11,472,680,426
- *Depreciation*	305,722,026	2,992,117,970	3,297,839,996
- *Acquisitions from VIH merger*	-	167,800,000	167,800,000
- *Acquisitions from subsidiary merger*	-	6,610,958,989	6,610,958,989
Closing balance	**10,605,292,952**	**10,943,986,459**	**21,549,279,411**
Net carrying amount			
Opening balance	9,674,268,214	-	9,674,268,214
Closing balance	**9,368,546,188**	-	**9,368,546,188**

- The carrying amount of the Company's intangible assets pledged to secure banking facilities granted to the Company as of September 30, 2026 is VND 9,674,268,214.
- The cost of the Company's intangible assets as of September 30, 2026 includes VND 10,943,986,459 of assets which have been fully amortized but are still in use.

14. INVESTMENT PROPERTIES

	Closing balance	Opening balance
	VND	VND
Project to extend Kiln No. 1 at Viglacera Eurotile factory	4,454,335,705	-
Project on ball mill machine at Viglacera My Duc factory	2,586,745,255	-
Other construction-in-progress items	1,399,304,995	1,205,051,967
	8,440,385,955	**1,205,051,967**

15. LONG-TERM INVESTMENTS

	Closing balance		Opening balance	
	Cost	Provision	Cost	Provision
	VND	VND		VND
Investments in associates	-	-	**12,000,000,000**	-
- Viglacera Ceramic Tiles Trading Joint Stock Company	-	-	12,000,000,000	-
	-	-	**12,000,000,000**	-

On March 30, 2026, Viglacera Tien Son Joint Stock Company completed the merger of assets from TLT and VIH, including the investment capital of TLT and VIH in Viglacera Tiles Trading Joint Stock Company, thereby increasing the Company's ownership interest in this entity from 40% to 100%. Consequently, Viglacera Tiles Trading Joint Stock Company became a direct subsidiary of the Company as of this date and was renamed Viglacera Tiles Trading LLC.

According to Resolution No. 06/VIT-ĐHĐCĐ dated May 20, 2026, the General Meeting of Shareholders approved the merger plan and the Merger Agreement to merge Viglacera Tiles Trading LLC into a dependent unit of Viglacera Tien Son Joint Stock Company in accordance with the corporate restructuring plan, streamlining the organization of the tiles segment under the Corporation's strategy. The 16th amended Enterprise Registration Certificate of the Company after completing all merger procedures for Viglacera Tiles Trading LLC was issued on July 10, 2026, whereby all assets, rights, and legal obligations of Viglacera Tiles Trading LLC were transferred to the Company and its independent legal status ceased as of this date.

16. SHORT-TERM TRADE PAYABLES

	Closing balance		Opening balance	
	Amount	Amount able to be paid off	Amount	Amount able to be paid off
	VND	VND	VND	VND
Viglacera Thang Long JSC	-	-	58,282,231,127	58,282,231,127
Viglacera Hanoi JSC	-	-	16,319,627,426	16,319,627,426
Viglacera Corporation - JSC	9,087,109,202	9,087,109,202	2,541,325,644	2,541,325,644
Tohoku Technology JSC	16,643,518,098	16,643,518,098	18,380,260,389	18,380,260,389
PetroVietnam Low Pressure Gas Distribution JSC	14,915,383,200	14,915,383,200	18,564,317,958	18,564,317,958
Hai Anh Production and Investment Joint Stock Company	9,653,429,398	9,653,429,398	12,446,133,508	12,446,133,508
King-Strong Diamond Applied Technology Co., Ltd	23,394,875,429	23,394,875,429	9,089,366,489	9,089,366,489
Vina Top Group JSC	19,460,656,533	19,460,656,533	6,815,731,080	6,815,731,080
An Duong Petroleum Trading JSC	6,843,200,649	6,843,200,649	-	-
Fritta Vietnam LLC	7,231,700,805	7,231,700,805	11,714,362,233	11,714,362,233
Other suppliers	362,048,029,707	362,048,029,707	140,795,983,540	140,795,983,540
	469,277,903,021	**469,277,903,021**	**294,949,339,394**	**294,949,339,394**
In which:				
Payables to related parties	31,783,983,679	31,783,983,679	85,310,817,086	85,310,817,086

17. SHORT-TERM PREPAYMENTS FROM CUSTOMERS

	Closing balance	Opening balance
	VND	VND
Viglacera Ceramic & Porcelain Tiles Business LLC	-	112,967,151,319
Truong Minh Real Estate Investment & Development LLC	5,115,741,843	-
Hai Dang Real Estate Investment & Development LLC	2,001,387,087	-
Others	17,447,966,536	1,343,877,714
	24,565,095,466	**114,311,029,033**
In which:		
Prepayments from customers from related parties	-	112,967,151,319

18. TAXES AND OTHER PAYABLES TO STATE BUDGET

Appendix No. 02

19. SHORT-TERM ACCRUED EXPENSES

	Closing balance	Opening balance
	VND	VND
Interest expenses	4,679,017,778	2,244,208,763
Sales discount expenses	22,504,766,162	-
Other selling expenses	69,263,585,658	2,590,000,000
Other accruals	24,184,673,358	112,407,407
	120,632,042,956	**4,946,616,170**

20. UNEARNED REVENUE

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

21. OTHER CURRENT PAYABLES

	Closing balance VND	Opening balance VND
a) Current payables		
Social, Health, Unemployment Insurance and Trade Union Fees	1,122,923,824	177,760,679
Short-term deposits received	207,000,000	207,000,000
Payables for advances received	670,059,503	196,841,310
Bonus and welfare fund payables to employees	3,190,153,025	-
Other short-term payables	3,732,668,748	1,682,217,275
	8,922,805,100	**2,263,819,264**
b) Long-term payables		
Long-term deposits received	1,280,569,400	251,000,000
	1,280,569,400	**251,000,000**

22. LOANS AND FINANCIAL LEASE DEBT

	Opening balance VND	Increase during the year VND	Decrease during the year VND	Closing balance VND
a) Short-term loans				
Vietinbank - Tien Son IP Branch	265,459,538,149	952,080,268,175	847,211,642,612	370,328,163,712
Vietinbank - Ba Dinh Branch	192,270,506,501	757,139,658,914	631,212,749,613	318,197,415,802
BIDV - Trang Tien Branch	22,436,479,726	-	22,436,479,726	-
BIDV - Quang Trung Branch	-	58,449,959,786	58,449,959,786	-
MSB - Bac Ninh Branch	-	150,784,987,761	82,384,002,324	68,400,985,437
BIDV - Phuc Yen Branch	-	149,919,828,561	130,951,643,074	18,968,185,487
Vietinbank - Phuc Yen Branch	-	13,381,884,707	13,381,884,707	-
BIDV - Thanh Dong Branch	-	69,940,478,120	54,649,594,810	15,290,883,310
Vietcombank - Chuong Duong Branc	-	34,936,011,206	34,936,011,206	-
Vietinbank - Ba Dinh Branch	-	71,068,832,198	71,068,832,198	-
Agribank - Thang Long Branch	-	500,000,000	-	500,000,000
Personal loans	-	583,708,946	-	583,708,946
	480,166,524,376	**2,258,785,618,374**	**1,946,682,800,056**	**792,269,342,694**
b) Long-term loans and obligations under finance leases				
Long-term loans	**474,963,392,757**	**3,616,530,500**	**143,324,425,238**	**335,255,498,019**
Vietinbank - Ba Dinh Branch	130,910,000,000	-	94,050,000,000	36,860,000,000
Vietinbank - Ba Dinh Branch	264,263,919,074	-	30,000,000,000	234,263,919,074
Vietinbank - Phuc Yen Branch	79,789,473,683	-	15,657,894,738	64,131,578,945
TPBank - Bac Ninh Branch	-	3,616,530,500	3,616,530,500	-
Vietcombank - Chuong Duong Branc	-	-	-	-
Obligations under finance leases	**36,995,945,202**	**176,359,219,953**	**60,758,398,432**	**152,596,766,723**
VietinBank Leasing	6,410,497,486	25,201,777,510	16,731,310,486	14,880,964,510
Vietnam International Leasing (VILC	30,585,447,716	82,905,339,643	38,537,229,671	74,953,557,688
BIDV-SuMi TRUST Leasing (BSL)	-	193,666,682	193,666,682	-
Vietcombank Leasing	-	68,058,436,118	5,296,191,593	62,762,244,525
	511,959,337,959	**179,975,750,453**	**204,082,823,670**	**487,852,264,742**
Amount due for settlement:				
Within 12 months	172,162,752,079			264,996,015,414
After 12 months	**339,796,585,880**			**222,856,249,328**

23. OWNERS' EQUITY

a) Increase and decrease in owner's equity

Appendix No. 03

b) Charter capital

	Closing balance	Tỷ lệ	Opening balance	Tỷ lệ
	VND	%	VND	%
Viglacera Corporation - JSC	407,099,707,200	51%	255,000,000,000	51%
Other shareholders	390,991,632,800	49%	245,000,000,000	49%
	798,091,340,000	**100%**	**500,000,000,000**	**100%**

c) Share

	Closing balance	Opening balance
Number of shares registered to issue	79,809,134	50,000,000
Number of shares issued to the public	79,809,134	50,000,000
- *Ordinary shares*	*79,809,134*	*50,000,000*
Number of treasury shares	336	336
- *Ordinary shares*	*336*	*336*
Number of outstanding shares in circulation	79,808,798	49,999,664
- *Ordinary shares*	*79,808,798*	*49,999,664*
A common share has par value of VND	10,000	10,000

d) Company's funds

	Closing balance	Opening balance
	VND	VND
Development investment funds	5,730,299,855	81,407,219,855
	5,730,299,855	**81,407,219,855**

24. OFF BALANCE SHEET ITEMS

	Closing balance	Opening balance
	VND	VND
Foreign currencies		
USD	183,869.95	8,643.34
EUR	9,864.30	985.71

25. REVENUE FROM GOODS SOLD AND SERVICES RENDERED

	Current period VND	Prior year VND
Gross revenue from sales of goods and rendering of services		
Gross revenue from sales of goods and rendering of services	2,670,207,407,673	1,569,407,373,434
Revenue from sales of roof tiles and roof tile accessories	427,825,749,922	-
Revenue from sales of aerated concrete blocks	159,740,188,873	-
Revenue from sales of CNC processed products from tiles	57,901,540,572	45,019,314,425
Revenue from sales of other goods and rendering of other services	14,016,151,562	978,162,251
	3,329,691,038,602	**1,615,404,850,110**
Deductions		
Trade discount	45,673,678,186	17,175,451,877
Sales return	855,215,391	1,509,230,630
Sales rebates	1,037,451,557	-
	47,566,345,134	**18,684,682,507**
Net revenue from goods sold and services rendered		
Net revenue from sales of tiles	2,633,102,514,228	1,550,722,690,927
Net revenue from sales of roof tiles and roof tile accessories	417,533,357,906	-
Net revenue from sales of aerated concrete blocks	159,572,195,200	-
Net revenue from sales of CNC processed products from tiles	57,900,474,572	35,130,587,935
Net revenue from sales of other goods and rendering of other services	14,016,151,562	10,866,888,741
	3,282,124,693,468	**1,596,720,167,603**

26. COST OF GOODS SOLD

	Current period VND	Prior year VND
Cost of ceramic tiles sold	2,177,819,162,272	1,393,057,405,904
Cost of roof tiles and roof tile accessories sold	296,884,639,520	-
Cost of aerated concrete blocks sold	149,752,455,221	-
Cost of CNC processed products from tiles sold	47,016,245,848	19,868,639,685
Cost of other goods and services sold	12,505,967,212	661,333,177
Allowance/(Reversal of allowance) for decline in value of inventories	15,055,794,409	6,223,944,819
	2,699,034,264,482	**1,419,811,323,585**

27. FINANCIAL INCOME

	Current period VND	Prior year VND
Bank and loan interest	2,128,893,352	25,338,372
Foreign exchange gain arising from transaction during the year	2,820,248,180	499,480,182
Foreign exchange gain arising from closing balance revaluation	-	-
Settlement discount received	105,851,617	-
Other financial income	-	-
	5,054,993,149	**524,818,554**

28. FINANCIAL EXPENSES

	Current period VND	Prior year VND
Interest expense	82,044,767,972	63,886,590,555
Payment discount	18,136,230,421	-
Foreign exchange loss arising from transaction during the year	2,382,192,891	1,536,379,243
Foreign exchange loss arising from closing balance revaluation	235,748,827	382,355,667
	102,798,940,111	**65,805,325,465**

29. SELLING EXPENSES

	Current period VND	Prior year VND
Raw materials	10,640,143,893	4,080,088,586
Staff costs	63,446,046,371	770,473,600
Taxes, charges and fees	75,042,666	-
Out-sourced services	127,118,968,286	12,398,516,859
Others	76,880,704,395	14,074,530,485
	278,160,905,611	**31,323,609,530**

30. GENERAL AND ADMINISTRATION EXPENSES

	Current period VND	Prior year VND
Stationery costs	1,248,291,257	61,305,000
Staff costs	27,148,468,328	7,862,884,964
Depreciation of fixed assets	3,614,918,558	235,500,088
(Reversal of)/Provision for doubtful debts	1,525,176,126	22,136,351
Taxes, charges and fees	25,260,254	81,106,633
Out-sourced services	22,013,024,512	4,665,711,519
Others	21,295,458,070	6,076,375,668
	76,870,597,105	**19,005,020,223**

31. OTHER INCOME

	Current period VND	Prior year VND
Land rent exemption and reduction	-	150,218,703
Others	68,647,722	32,040,215
	68,647,722	**182,258,918**

32. OTHER EXPENSE

	Current period VND	Prior year VND
Fines	1,055,227,707	56,666,353
Others	640,350,690	113,302
	1,695,578,397	**56,779,655**

33. CURRENT CORPORATE INCOME TAX EXPENSES

	Current period	Prior year
	VND	VND
Total accounting profit before corporate income tax	128,688,048,633	61,425,186,617
Positive adjustments	1,055,227,707	56,666,353
- Administrative penalties and late payment interest	*1,055,227,707*	*56,666,353*
Negative adjustments	-	-
Taxable income	129,743,276,340	61,481,852,970
Current corporate income tax expenses (tax rate of 20%)	**25,948,655,268**	**12,296,370,594**

34. BASIC EARNINGS PER SHARE

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

	Current period	Prior year
	VND	VND
Accounting profit after corporate income tax	102,739,393,365	49,128,816,023
Adjustments	(4,112,698,255)	(1,434,465,019)
- Bonus and welfare funds distributed from after tax earning	*(4,112,698,255)*	*(1,434,465,019)*
Net profit attributable to shareholders	98,626,695,110	47,694,351,004
Weighted average number of ordinary shares in circulation (shares)	79,808,798	49,999,664
Basic earnings per share (VND/share)	**1,236**	**954**

35. PRODUCTION COST BY NATURE

	Current period	Prior year
	VND	VND
Raw materials and consumables	1,695,854,982,612	695,946,909,468
Labour costs	370,395,126,914	107,585,419,783
Cost of equipment, tools and utensils	177,339,216,478	58,782,828,751
Depreciation and amortisation	156,195,647,704	82,167,739,784
Taxes, charges and fees	100,302,920	64,402,633
(Reversal of)/Provision for doubtful debts	16,580,970,535	(1,505,966,631)
Out-sourced services	157,436,988,088	13,715,061,575
Others	97,403,883,932	33,519,857,308
	2,671,307,119,183	**990,276,252,671**

36. RELATED PARTY TRANSACTIONS AND BALANCES

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

Transactions during the year:

	Relationship	Current period VND	Prior year VND
Revenue from sales of goods and rendering of services			
Viglacera Corporation - JSC	Parent Company	2,767,095,835	-
Viglacera Trading Joint Stock Company	Affiliate	-	6,211,962,076
Viglacera Ceramic & Porcelain Tiles Business LLC	Subsidiary	21,106,550,341	1,540,090,124,437
Viglacera My Xuan Sanitaryware Company (BSC) - Viglacera Corporation - JSC Branch	Affiliate	-	783,739,429
Viglacera My Xuan Sanitaryware Company (BSC) - Viglacera Corporation - JSC Branch	Affiliate	-	254,596,611
Viet Tri Viglacera Joint Stock Company	Affiliate	-	37,200,000
Viglacera Sanitary Equipment Co., Ltd.	Affiliate	11,047,658,006	-
Viglacera Hanoi Joint Stock Company	Affiliate	-	2,425,000
Gelex Ninh Thuan Energy Company Limited	With Gelex Group	202,749,243	163,497,500
Purchases of goods and services			
Viglacera Ceramic & Porcelain Tiles Business LLC	Associate	39,300,221,536	8,340,820,868
Viglacera Packings and Brake Linings JSC	Affiliate	31,145,288,155	16,224,306,390
Viglacera Infrastructure Development Investment Company - Viglacera Corporation - JSC Branch	Affiliate	924,526,278	2,649,049,678
Viglacera My Xuan Sanitaryware Company (BSC) - Viglacera Corporation - JSC Branch	Affiliate	-	60,236,729
Viglacera Infrastructure And Urban Investment Company - Viglacera Corporation - JSC Branch	Affiliate	1,104,104,482	983,989,282
Vocational Training College Viglacera	Affiliate	320,000,000	1,071,322,000
Viglacera Aerated Concrete JSC	Affiliate	150,793,469,564	-
Viglacera Thang Long Joint Stock Company	Affiliate	127,774,364,185	95,735,200
Viglacera Trading Joint Stock Company	Affiliate	-	2,731,811,952
Viglacera Real Estate Business Company	Affiliate	1,981,467,153	-
CADIVI Northern LLC	With Gelex Group	9,801,075,675	-
Dividends paid			
Viglacera Corporation - JSC	Parent Company	24,567,397,635	25,500,000,000
Royalty fees			
Viglacera Corporation - JSC	Parent Company	9,831,729,555	5,563,408,035

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

	Relationship	Closing balance	Opening balance
		VND	VND
Trade accounts receivables			
Viglacera Ceramic Tiles Trading Joint Stock Company - EuroTile Branch	Affiliate	-	162,249,053,108
Viglacera Trading Joint Stock Company	Affiliate	-	5,497,020,731
Viglacera Consulting Joint Stock Company	Affiliate	315,438,019	20,727,576
Viglacera My Xuan Sanitaryware Company (BSC) - Viglacera Corporation - JSC Branch	Affiliate	-	53,766,374
Viglacera Sanitary Equipment Co., Ltd.	Affiliate	14,481,715,038	24,096,672
Trade accounts payable			
Viglacera Infrastructure Development Investment Company - Viglacera Corporation - JSC Branch	Associate	3,911,513,203	-
Short-term advances to suppliers			
CADIVI Northern LLC	With Gelex Group	8,890,334,491	-
Trade accounts payable			
Viglacera Corporation - JSC	Parent Company	9,087,109,202	2,541,325,644
Viglacera Thang Long Joint Stock Company	Affiliate	-	58,282,231,127
Viglacera Ha Noi Joint Stock Company	Affiliate	-	16,319,627,426
Viglacera Infrastructure Development Investment Company - Viglacera Corporation - JSC Branch	Affiliate	6,888,309,692	3,425,035,087
Viglacera Packings and Brake Linings JSC	Affiliate	10,768,813,293	4,384,062,171
Viglacera Urban & Infrastructure Development Company - Viglacera Corporation - JSC Branch	Affiliate	818,977,266	64,671,437
Viglacera Aerated Concrete JSC	Affiliate	1,431,237,774	293,864,194
Viglacera Ha Long Trading LLC	Affiliate	1,336,460,540	-
Viglacera Real Estate Business Company	Affiliate	1,453,075,912	-
Vocational Training College Viglacera	Affiliate	-	-
Short-term prepayments from customers			
Viglacera Ceramic & Porcelain Tiles Business LLC	Subsidiary	-	112,967,151,319

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CÔNG TY CỔ PHẦN VIGLACERA TIÊN SƠN
TỈNH BẮC NINH

Vu Xuan Tung	**Nguyen Xuan Dong**	**Le Tien Dung**
Preparer	Chief Accountant	General Director

Bac Ninh, October 15, 2026

Appendix No. 01

11. INTANGIBLE FIXED ASSETS

	Buildings and structures	Machinery and equipment	Transportation equipment	Office equipment	Others	**Total**
	VND	VND	VND	VND	VND	**VND**
Cost						
Opening balance	566,496,292,923	1,344,750,461,879	9,726,948,603	1,901,787,468	1,871,420,670	**1,924,746,911,543**
- Additions	-	-	*1,303,397,273*	-	-	*1,303,397,273*
- Transfer from construction in progress	*3,551,536,319*	*28,240,010,857*	-	-	-	*31,791,547,176*
- Acquisitions from TLT merger	*120,063,922,103*	*277,572,335,046*	*9,657,964,805*	*468,128,498*	-	*407,762,350,452*
- Acquisitions from VIH merger	*69,739,308,150*	*330,313,796,830*	*10,229,950,314*	*725,140,181*	-	*411,008,195,475*
- Acquisitions from subsidiary merger	-	*11,117,802,341*	*14,500,717,834*	*555,454,548*	-	*26,173,974,723*
- Repurchase finance lease assets	-	*12,867,096,174*	-	-	-	*12,867,096,174*
- Sale of tangible fixed assets and finance lease back	-	*(72,017,516,781)*	-	-	-	*(72,017,516,781)*
Closing balance	**759,851,059,495**	**1,932,843,986,346**	**45,418,978,829**	**3,650,510,695**	**1,871,420,670**	**2,743,635,956,035**
Accumulated depreciation						
Opening balance	237,204,367,874	762,891,982,373	6,642,997,341	1,848,523,157	1,871,420,670	**1,010,459,291,415**
- Depreciation	*25,639,827,078*	*83,027,260,141*	*1,344,533,114*	*61,634,709*	-	*110,073,255,042*
- Acquisitions from TLT merger	*90,473,386,654*	*264,196,422,615*	*8,932,440,324*	*468,128,498*	-	*364,070,378,091*
- Acquisitions from VIH merger	*59,146,568,000*	*293,812,472,158*	*8,706,163,979*	*697,521,238*	-	*362,362,725,375*
- Acquisitions from subsidiary merger	-	*9,590,991,042*	*14,287,981,472*	*555,454,548*	-	*24,434,427,062*
- Repurchase finance lease assets	-	*3,735,873,790*	-	-	-	*3,735,873,790*
- Sale of tangible fixed assets and finance lease back	-	*(67,932,742,805)*	-	-	-	*(67,932,742,805)*
Closing balance	**412,464,149,606**	**1,349,322,259,314**	**39,914,116,230**	**3,631,262,150**	**1,871,420,670**	**1,807,203,207,970**
Net carrying amount						
Opening balance	329,291,925,049	581,858,479,506	3,083,951,262	53,264,311	-	**914,287,620,128**
Closing balance	**347,386,909,889**	**583,521,727,032**	**5,504,862,599**	**19,248,545**	-	**936,432,748,065**

- The Company has pledged its tangible fixed assets, which have the carrying value of VND 929,037,216,251 as of September 30, 2026, to secure banking facilities granted to the Company.
- The cost of the Company's tangible fixed assets as of September 30, 2026 includes VND 802,781,230,657 of assets which have been fully depreciated but are still in use.

Appendix No. 02

18. TAXES AND OTHER PAYABLES TO STATE BUDGET

	Receivables opening balance	Payables opening balance	Payable during the year	Payables assumed from merger	Paid/Received during the year	Receivables closing balance	Payables closing balance
	VND	VND	VND	VND	VND	VND	VND
Value added tax	-	863,056,801	14,703,007,724	2,712,238,011	17,598,198,579	-	680,103,957
Import and export tax	-	-	658,378,089	-	659,773,123	1,395,034	-
Corporate income tax	-	8,771,799,498	25,835,011,089	(383,574,510)	18,982,125,178	-	15,241,110,899
Personal income tax	44,626,545	-	5,831,040,231	(68,756,236)	3,036,928,285	-	2,680,729,165
Thuế Tài nguyên	-	-	18,396,000	-	18,396,000	-	-
Land & housing tax, land rental charges	133,527,737	-	1,895,040,796	396,062,721	1,959,900,186	-	197,675,594
Personal income tax	535,427,527	-	596,602,786	-	426,524,151	365,348,892	-
Other taxes	-	801,126,456	1,187,268,660	7,106,400	864,509,180	-	1,130,992,336
	713,581,809	**10,435,982,755**	**50,724,745,375**	**2,663,076,386**	**43,546,354,682**	**366,743,926**	**19,930,611,951**

Appendix No. 03

23. OWNERS' EQUITY

a) Increase and decrease in owner's equity

	Owner's contributed capital	Share premium	Treasury shares	Investment and Development fund	Retained earnings	**Total**
	VND	VND	VND	VND	VND	**VND**
Opening balance of previous year	**500,000,000,000**	(3,361,823,052)	(3,360,000)	**81,407,219,855**	**52,520,465,019**	**630,562,501,822**
Profit/(loss) for the year	-	-	-	-	73,464,959,255	73,464,959,255
Dividends declared	-	-	-	-	(50,000,000,000)	(50,000,000,000)
Allocated to Bonus and Welfare fund	-	-	-	-	(1,434,465,019)	(1,434,465,019)
Compensation of the Board of Directors	-	-	-	-	(336,000,000)	(336,000,000)
Deduction for bonus fund	-	-	-	-	(750,000,000)	(750,000,000)
Closing balance of previous year	**500,000,000,000**	(3,361,823,052)	(3,360,000)	**81,407,219,855**	**73,464,959,255**	**651,506,996,058**
Opening balance of current year	**500,000,000,000**	(3,361,823,052)	(3,360,000)	**81,407,219,855**	**73,464,959,255**	**651,506,996,058**
Increase in capital	110,074,720,000	-	-	(75,676,920,000)	(34,397,800,000)	-
Increase due to merger	188,016,620,000	(722,860,000)	-	-	378,312,667	199,634,045,588
Profit/(loss) for the year	-	-	-	-	102,739,393,365	102,739,393,365
Adjusted in accordance with the State Audit's minutes	-	-	-	-	(524,846,965)	(524,846,965)
Dividends declared	-	-	-	-	(48,161,095,994)	(48,161,095,994)
Allocated to Bonus and Welfare fund	-	-	-	-	(4,112,698,255)	(4,112,698,255)
Compensation of the Board of Directors	-	-	-	-	(550,600,000)	(550,600,000)
Closing balance of current year	**798,091,340,000**	(4,084,683,052)	(3,360,000)	**5,730,299,855**	**88,835,624,073**	**900,531,193,797**