

No: 248/VIT-TCKT

Bac Ninh, March 24, 2026

REPORT

On Results of Stock Issuance for Swap under Merger Contract

(Pursuant to the Certificate of Registration for Stock Issuance for Swap No. 562/GCN-UBCK issued by the Chairperson of the State Securities Commission on December 31, 2025)

To: State Securities Commission

I. INTRODUCTION OF THE ISSUER

1. Name of the Issuer (*full name*): Viglacera Tien Son Joint Stock Company
2. Abbreviation: VIT
3. Head office address: Tien Son Industrial Park, Dai Dong Commune, Bac Ninh Province
4. Telephone: (0222) 839390 Fax: (0222) 838917 Website: www.viglacerationson.com
5. Charter Capital: 500,000,000,000 VND (In words: Five hundred billion Vietnamese Dong)
6. Stock code: VIT
7. Payment Account: Vietnam Joint Stock Commercial Bank for Industry and Trade (VietinBank) – Tien Son Industrial Park Branch. Account Number: 118000234584
8. Enterprise Registration Certificate: Enterprise code 2300317851 issued by the Department of Planning and Investment of Bac Ninh Province for the first time on November 1, 2007; 14th amendment issued by the Department of Finance of Bac Ninh Province on December 18, 2025.
- Main Business Lines: Manufacture of refractory products. Detail: Manufacture and trading of Granite and Ceramic facing tiles and other construction materials. Industry Code: 2391.
- Main Products/Services: Manufacture and trading of various types of Granite facing tiles.
9. Establishment and Operation License (*if required by specialized laws*): None.

II. INTRODUCTION OF THE MERGED COMPANY

Merged Company 1:

1. Name of the Merged Company 1 (*full name*): Viglacera Thang Long Joint Stock Company
2. Abbreviation: TLT
3. Head office address: Phuc Yen Ward, Phu Tho Province
4. Telephone: (0435) 811900 Fax: (0435) 811349 Website: www.viglacerathanglong.com.vn
5. Charter Capital: 69,898,000,000 VND (In words: Sixty-nine billion, eight hundred and ninety-eight million Vietnamese Dong)
6. Stock code (*if any*): TLT
7. Payment Account: Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV) – Phuc Yen Branch. Account Number: 4260000562
8. Enterprise Registration Certificate: Enterprise code 2500224026 issued by the Department of Planning and Investment of Vinh Phuc Province for the first time on January 29, 2004; 16th amendment issued by the Department of Finance of Phu Tho Province on November 14, 2025.

- Main Business Lines: Manufacture of construction materials from clay. Detail: Manufacture and trading of ceramic tiles and construction materials. Industry Code: 2392
- Main Products/Services: Manufacture and trading of various types of ceramic facing tiles and roofing tiles.
- 9. Establishment and Operation License (*if required by specialized laws*): None.

Merged Company 2:

1. Name of the Merged Company 2 (*full name*): Viglacera Hanoi Joint Stock Company
2. Abbreviation: VIH.,JSC
3. Head office address: 15th Floor, Viglacera Building, No. 1 Thang Long Avenue, Dai Mo Ward, Hanoi City
4. Telephone: (0222) 3689234 Fax: (0222) 3689189 Website: www.viglacerahanoi.com.vn
5. Charter Capital: 56,000,000,000 VND (*In words: Fifty-six billion Vietnamese Dong*)
6. Stock code (*if any*): VIH
7. Payment Account: Vietnam Joint Stock Commercial Bank for Industry and Trade (VietinBank). Account Number: 115000000117
8. Enterprise Registration Certificate: Enterprise code 0100774247 issued by the Department of Planning and Investment of Hanoi City for the first time on May 2, 2008; 9th amendment issued by the Department of Finance of Hanoi City on August 19, 2025.
- Main Business Lines: Specialized design activities. Detail: Interior decoration activities. Industry Code: 7410
- Main Products/Services: Manufacture and trading of various types of ceramic and porcelain facing tiles.
9. Establishment and Operation License (*if required by specialized laws*): None.

III. ISSUANCE PLAN

1. Name of share: Stock of Viglacera Tien Son Joint Stock Company
2. Type of share: Ordinary share
3. Total number of shares expected to be issued: 18,801,720 shares, of which:
 - Expected issuance to shareholders of TLT: 9,785,720 shares
 - Expected issuance to shareholders of VIH: 9,016,000 shares
4. Swap Ratio (*Specify the swap ratio for each company*):
 - Swap ratio of TLT shares for VIT shares: 1 : 1.40 (*Meaning that 01 TLT share will be swapped for 1.40 VIT shares*).
 - Swap ratio of VIH shares for VIT shares: 1 : 1.61 (*Meaning that 01 VIH share will be swapped for 1.61 VIT shares*).
5. Closing Date of the issuance: March 19, 2026
6. Expected Date for Share Transfer: Expected in the second quarter of 2026, after completing the adjustment to increase the number of additionally issued shares at the Vietnam Securities Depository and Clearing Corporation (VSDC)

IV. RESULTS OF SHARE ISSUANCE

Target of Swap	Number of shares expected to be issued	Number of swapped shares	Number of swapped investors	Number of remaining shares	Issuance ratio (*)
1	2	3	4	5=2-3	6=3/2
I. Merged Company 1 (Viglacera Thang Long JSC)					
1. Domestic investors	9,773,246	9,773,217	338	29	99.9997%
2. Foreign investors, economic organizations with over 50% of charter capital held by foreign investors	12,474	12,474	6	0	100%
Total (I)	9,785,720	9,785,691	344	29	99.9997%
II. Merged Company 2 (Viglacera Hanoi JSC)					
1. Domestic investors	9,015,952	9,015,923	360	29	99.9997%
2. Nhà đầu tư nước ngoài, Tổ chức kinh tế có Nhà đầu tư nước ngoài nắm giữ trên 50% vốn điều lệ	48	48	1	0	100%
Total (II)	9,016,000	9,015,971	361	29	99.9997%
Grand total (I+II)	18,801,720	18,801,662	686 (**)	58	99.9997%

Notes:

(*) The issuance ratio is calculated by dividing the number of swapped shares (column 3) of each investor group by the total number of shares expected to be issued by each target company.

(**) Among the 344 swap investors of TLT, 19 are also swap investors of VIH. Consequently, the total number of unique swap investors for TLT and VIH is $344 + 361 - 19 = 686$ investors.

V. SUMMARY OF SHARE ISSUANCE RESULTS

- Total number of shares issued: 18,801,662 shares, equivalent to 99.9997% of the total number of shares expected to be issued, in which:
 - Number of shares issued to shareholders of TLT: 9,785,691 shares.
 - Number of shares issued to shareholders of VIH: 9,015,971 shares.
- Total cost: VND 700,460,000
 - Share distribution fee (if any) VND 0
 - Issuance advisory fee (VAT included) VND 660,000,000
 - Fee for issuance of the Certificate of Registration for Share Issuance VND 17,500,000

- Issuance information disclosure fee VND 12,960,000
- Other expenses (additional registration and listing) VND 10,000,000

VI. CAPITAL STRUCTURE OF THE ISSUER AFTER THE ISSUANCE

1. Capital Structure

No.	Category	Number of Shareholders	Number of Shares Owned	Par Value of Shares Held (VND)	Ownership Ratio
I	Domestic and Foreign Shareholders				
1	Domestic	1,097	68,722,751	687,227,510,000	99.89%
1.1	State	-	-	-	-
1.2	Institutional	12	47,689,009	476,890,090,000	69.31%
1.3	Individual	1,085	21,033,742	210,337,420,000	30.57%
2	Foreign	20	78,911	789,110,000	0.11%
2.1	Foreign institution, economic organizations with more than 50% of charter capital held by foreign investors	5	35,158	351,580,000	0.05%
2.2	Individual	15	43,753	437,530,000	0.06%
	Total (1 + 2)	1,117	68,801,662	688,016,620,000	100%
II. Founding Shareholders, Major Shareholders, Other Shareholders					
1	Founding Shareholders	-	-	-	-
2	Major Shareholders	2	44,293,400	442,934,000,000	64.38%
3	Shareholders holding less than 5% of voting shares	1,115	24,508,262	245,082,620,000	35.62%
	Total (1 + 2 + 3)	1,117	68,801,662	688,016,620,000	100%

2. List and Ownership Ratio of Major Shareholders

No.	Name of shareholder	Business Registration No.	Number of Shares Owned	Ownership Ratio
1	Viglacera Corporation - JSC	0100108173	35,096,160	51.01%
2	VIX Securities Joint Stock Company	0102576064	9,197,240	13.37%
	Total		44,293,400	64.38%

Source: The data presented in Section VI of the Report is compiled by the Company based on the list of VIT shareholders finalized on October 15, 2025 with the Vietnam Securities Depository and Clearing Corporation (VSDC) and the results of the stock issuance for swap.

VII. ATTACHED DOCUMENTS

1. Resolution No. 31./VIT-HDQT dated March 24, 2026 of the Board of Directors of Viglacera Tien Son Joint Stock Company on approving the results of stock issuance for swap under Merger Contract

Recipients:

- Above;
- Archived: Administration Office.

VIGLACERA TIEN SON JOINT STOCK COMPANY

LEGAL REPRESENTATIVE

GENERAL DIRECTOR



LE TIEN DUNG