

VIGLACERA HA LONG JOINT STOCK COMPANY
Ha Khau Quarter 2 An Tiem Street - Viet Hung Ward - Quang Ninh Province

TABLE OF CONTENTS OF CONSOLIDATED FINANCIAL STATEMENTS
ENDING ON MARCH 31, 2026

CONSOLIDATED BALANCE SHEET

CONSOLIDATED INCOME STATEMENT

CONSOLIDATED CASH FLOW STATEMENT

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FINANCIAL CONSOLIDATED STATEMENT REPORT

As at March 31, 2026

Code	ASSETS	Note	31/03/2026 VND	01/01/2026 VND
100	A. CURRENT ASSETS		526.346.848.641	504.064.960.453
110	I. Cash and Cash Equivalents	3	61.185.071.275	92.765.289.388
111	1. Cash		46.185.071.275	44.265.289.388
112	2. Cash Equivalents		15.000.000.000	48.500.000.000
120	II. Short-term Financial Investments	4	84.828.890.200	67.000.000.000
121	1. Trading Securities		-	-
122	2. Provision for Impairment of Trading Securities (*)		-	-
123	3. Held-to-Maturity Investments		84.828.890.200	67.000.000.000
130	III. Short-term Receivables		44.380.415.228	29.333.007.881
131	1. Receivables from Customers		7.280.582.379	9.595.145.729
132	2. Prepayments to Suppliers		20.283.796.231	3.308.032.159
133	3. Short-term Internal Receivables		-	-
135	6. Other Short-term Receivables	6	42.101.773.590	41.915.566.965
136	7. Provision for Doubtful Short-term Receivables (*)	8	(25.285.736.972)	(25.485.736.972)
140	IV. Inventories	9	333.027.860.501	311.864.961.605
141	1. Inventories		352.803.946.016	331.641.047.120
142	2. Provision for Decline in Inventory Value (*)		(19.776.085.515)	(19.776.085.515)
160	V. Other Current Assets		3.101.701.579	3.101.701.579
161	1. Short-term Prepaid Expenses	14	-	140.837.900
162	2. Deductible VAT		2.892.160.490	2.928.412.732
163	3. Taxes and other amounts receivable from the State		32.450.947	32.450.947
200	B. NON-CURRENT ASSETS		256.764.745.568	263.686.368.570
210	I. Long-term Receivables		5.808.396.152	5.808.396.152
211	1. Long-term Receivables from Customers		2.142.749.698	2.142.749.698
212	2. Long-term Prepayments to Suppliers		-	-
215	6. Other Long-term Receivables	6	3.665.646.454	3.665.646.454
219	7. Provision for Doubtful Long-term Receivables (*)		-	-
220	II. Fixed Assets		209.898.617.696	218.666.631.715
221	1. Tangible Fixed Assets	11	203.820.694.569	212.549.360.792
222	- Historical Cost		1.613.916.931.400	1.613.916.931.400
223	- Accumulated Depreciation (*)		(1.410.096.236.831)	(1.401.367.570.608)
224	2. Finance Lease Assets	12	-	-
225	- Historical Cost		-	-
226	- Accumulated Depreciation (*)		-	-
227	3. Intangible Fixed Assets	13	6.077.923.127	6.117.270.923
228	- Historical Cost		8.454.450.375	8.454.450.375
229	- Accumulated Amortization (*)		(2.376.527.248)	(2.337.179.452)
240	III. Investment properties		-	-
241	- Historical Cost		-	-
242	- Accumulated Depreciation (*)		-	-

VIGLACERA CORPORATION - JSC**VIGLACERA HA LONG JOINT STOCK COMPANY**

Ha Khau Quarter 2 An Tiem Street - Viet Hung Ward - Quang Ninh Province

Consolidated financial statements

Period from 01/01/2026 to 31/03/2026

250	IV. Long-term work-in-progress assets	10	7.377.135.006	6.169.599.088
252	2. Unfinished construction costs		7.377.135.006	6.169.599.088
260	V. Long-term Financial Investments	4	33.445.199.217	32.839.716.793
261	1. Investments in Subsidiaries		-	-
262	2. Investments in Joint Ventures and Associates		33.445.199.217	32.839.716.793
263	3. Equity Investments in Other Entities		-	-
264	4. Provision for Impairment of Long-term Financial Inv		(0)	-
265	5. Investment held until maturity		-	-
270	V. Other Non-current Assets		235.397.497	202.024.822
271	1. Long-term Prepaid Expenses	14	-	-
272	2. Deferred Income Tax Assets	35.2	235.397.497	202.024.822
274	4. Other long-term assets	15	-	-
280	TOTAL ASSETS		783.111.594.209	767.751.329.023

FINANCIAL CONSOLIDATED STATEMENT REPORT

As at March 31, 2026

(continue)

Code CAPITAL	Note	31/03/2026 VND	01/01/2026 VND
300 A. LIABILITIES		274.105.454.128	266.000.962.047
310 I. Current Liabilities		247.054.537.401	238.948.091.458
311 1. Short-term Trade Payables	17	40.785.216.111	50.286.283.297
312 2. Short-term Advances from Customers		34.639.206.514	10.542.821.637
313 3. Taxes and Other Payables to the State		491.842.435	-
314 4. Payables to Employees		6.539.210.382	9.198.665.545
315 5. Short-term Accrued Expenses		33.523.703.998	52.258.386.084
316 6. Short-term liabilities	18	17.638.237.494	25.200.904.116
319 8. Short-term Unearned Revenue	20	581.636.434	581.636.434
320 9. Other Short-term Payables	19	8.387.305.083	8.349.724.910
321 10. Short-term Borrowings and Finance Lease Liabilities	16	54.778.805.040	32.989.533.000
322 11. Short-term Provisions	21	8.395.920.307	6.231.594.832
323 12. Bonus and Welfare Fund		41.293.453.603	43.308.541.603
330 II. Non-current Liabilities		27.050.916.727	27.052.870.589
334 3. Long-term costs	18	1.564.282.259	1.445.139.636
337 7. Long-term Unearned Revenue	20	7.855.123.330	7.855.123.330
338 8. Other long-term payables	19	-	-
339 8. Long-term Borrowings and Finance Lease Liabilities	16	2.223.800.000	2.223.800.000
340 10. Convertible bonds	21	-	-
341 11. Preferred stock	21	-	-
342 12. Deferred income tax payable	35.2	10.343.215.359	10.464.311.844
343 13. Long-term Provisions	21	2.750.000.000	2.750.000.000
344 14. Science and Technology Development Fund		2.314.495.779	2.314.495.779
400 B. EQUITY		509.006.140.081	501.750.366.976
410 I. Equity	22	509.006.140.081	501.750.366.976
411 1. Owner's Contributed Capital		250.000.000.000	250.000.000.000
411a - Ordinary Shares with Voting Rights		250.000.000.000	250.000.000.000
411b - Cổ phiếu ưu đãi		-	-
412 2. Share Premium		49.171.810.665	49.171.810.665
418 8. Development Investment Fund		261.465.442.014	261.465.442.014
419 10. Other Funds Under Equity		11.811.512.409	11.811.512.409
420 11. Retained Earnings After Tax		(63.587.625.007)	(70.843.398.112)
420a - Retained Earnings Accumulated to the End of the Pre of the Previous Period		(70.843.398.112)	(100.739.104.420)
420b - Retained Earnings for the Current Period		7.255.773.105	29.895.706.308
11. Capital investment for basic construction		-	-
429 12. Non- controlling interest		145.000.000	145.000.000
440 TOTAL EQUITY AND LIABILITIES		783.111.594.209	767.751.329.023

OFF-FINANCIAL STATEMENT REPORT ITEMS

As at March 31, 2026

Indicator	Note	31/03/2026	01/01/2026
5. Foreign Currencies		-	-
- USD		143.949	98.091

Prepared by



Nguyen Thi Tuyen

Chief Accountant



Dinh Thi Thu Hang

Quang Ninh, 08 April 2026
Company's General Director



Tran Thanh

FINANCIAL CONSOLIDATED STATEMENT REPORT

As at March 31, 2026

Code	ITEMS	Note	Q1.2026	Q1.2025
			VND	VND
01	1. Revenue from sales and service provision	24	214.730.816.445	251.204.005.729
02	2. Deductions from revenue	25	-	-
10	3. Net Revenue from Sales and Service Provision	26	214.730.816.445	251.204.005.729
11	4. Cost of Goods Sold	27	174.783.863.397	204.475.101.004
20	5. Gross Profit from Sales and Service Provision		39.946.953.048	46.728.904.725
22	7. Finance Income	28	1.607.085.740	325.965.194
23	8. Finance Expenses	29	1.054.659.198	1.346.504.951
24	- Of which: Loan Interest Expenses		980.894.877	1.275.931.010
25	9. Selling Expenses	30	23.770.500.842	29.723.033.005
26	10. General and Administrative Expenses	31	9.778.932.706	11.410.344.763
27	11. Share of profits of associates	0	605.482.424	(2.893.182.493)
30	12. Net Profit from Operating Activities		7.555.428.466	1.681.804.707
31	13. Other Income	32	301.083.693	25.790.966
32	14. Other Expenses	33	4.366.496	316.250.308
40	15. Other profit		296.717.197	(290.459.342)
50	16. Total accounting profit before tax		7.852.145.663	1.391.345.365
51	17. Current corporate income tax expenses	35.1	750.841.718	536.649.591
52	18. Deferred corporate income tax expenses	35.2	(154.469.160)	534.903.803
60	19. Profit after corporate income tax		7.255.773.105	319.791.972
61	20. Net profit attributable to minority shareholders		-	-
62	21. The parent company's net profit(loss) after tax		7.255.773.105	319.791.972
70	22. Earnings per share	36	290	13
71	23. Declining earnings per share	36	290	13

Prepared by



Nguyen Thi Tuyen

Chief Accountant



Dinh Thi Thu Hang

Quang Ninh, 08 April 2026
Company's General Director



Tran Thanh

CASH FLOW CONSOLIDATED STATEMENT*For the fiscal year from 01/01/2026 to 31/03/2026**Indirect Method*

Code	ITEMS	Note	Q1.2026	Q1.2025
			VND	VND
I. CASH FLOWS FROM OPERATING ACTIVITIES				
01	1. Total accounting profit before tax		7.852.145.663	1.391.345.365
	2. Adjustments for:			
02	- Depreciation of fixed assets and investment properties		8.768.014.019	11.964.514.816
03	- Provisions		(1.038.956.949)	1.289.182.468
04	- Gains/losses from exchange rate differences due to revaluation of monetary items denominated in foreign currencies		(30.694.891)	(25.866.966)
05	- Gains/losses from investment activities		(583.109.587)	(31.242.799)
06	- Interest expenses		980.894.877	1.275.931.010
07	- Other Adjustments		-	-
08	3. Operating profit before changes in working capital		15.948.293.132	15.863.863.894
09	-Increase/Decrease in Receivables		(19.392.201.441)	(9.148.432.557)
10	- Increase/Decrease in Inventories		(21.329.762.273)	(43.853.441.525)
11	- Increase/Decrease in Payables (excluding loan interest payable and corporate income tax payable)		(4.712.484.443)	903.755.465
12	- Increase/Decrease in Prepaid Expenses		140.837.900	27.195.111
13	- Increase/Decrease in Trading Securities		-	-
14	- Loan Interest Paid		(979.777.977)	(554.431.461)
15	- Corporate Income Tax Paid		(4.373.490.845)	(1.153.334.215)
16	- Other Receipts from Operating Activities		1.052.210.338	103.472.220
17	- Other Payments for Operating Activities		(2.845.454.496)	(931.443.942)
20	Cash Flows from Investing Activities		(36.491.830.105)	(38.742.797.010)
II. CASH FLOWS FROM INVESTING ACTIVITIES				
21	1. Money spent on purchasing and constructing fixed assets and other assets of long-term		-	-
22	2. Proceeds from sale, disposal of fixed assets and other long-term assets		-	-
23	3. Cash outflow for lending, buying debt instruments of other entities		(44.970.000.000)	-
24	4. Cash recovered from lending, selling debt instruments of other entities		28.300.000.000	30.089.870.171
25	5. Cash paid for equity investments in other entities.		-	-
26	6. Cash recovered from investments in other entities		-	-
27	7. Interest earned, dividends and profits received		13.829.629	271.885.245
30	Net Cash Flows from Investing Activities		(16.656.170.371)	30.361.755.416
III. CASH FLOWS FROM FINANCING ACTIVITIES				
31	1. Cash received from issuing shares and capital contributions from owners.		-	-
32	2. Cash paid for returning capital contributions to owners and repurchasing issued shares.		-	-
33	3. Cash received from borrowings.		95.590.613.418	110.729.142.739
34	4. Repayment of borrowings		(73.801.341.378)	(92.459.431.418)

VIGLACERA HA LONG JOINT STOCK COMPANY

Ha Khau Quarter 2 An Tiem Street - Viet Hung Ward - Quang Ninh Province

Consolidated financial statements

Period from 01/01/2026 to 31/03/2026

35	5. Repayment of obligations under finance leases	-	-
36	6. Dividends and profits paid	(261.854.170)	(271.885.245)
40	<i>Net cash used in financing activities</i>	<i>21.527.417.870</i>	<i>17.997.826.076</i>
50	Net Cash Flows for the Year	(31.620.582.606)	9.616.784.482
60	Cash and Cash Equivalents at the Beginning of the Year	92.765.289.388	68.167.670.442
61	Effect of Exchange Rate Fluctuations on Foreign Currency Translation	40.364.493	-
70	Cash and Cash Equivalents at the End of the Year	61.185.071.275	77.784.454.924

Prepared by



Nguyen Thi Tuyen

Chief Accountant



Dinh Thi Thu Hang

Quang Ninh, 08 April 2026

Company's General Director



Tran Thanh

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*For the fiscal year from 01/01/2026 to 31/03/2026***I. GENERAL INFORMATION****1. Form of Ownership**

Viglacera Ha Long Joint Stock Company (formerly Ha Long Ceramic Construction Joint Stock Company) was established under Decision No. 141/QĐ-BXD dated January 20, 2006, issued by the Ministry of Construction. The company was converted from a state-owned enterprise to a joint-stock company under Decision No. 2376/QĐ-BXD dated December 27, 2005, issued by the Ministry of Construction, which approved the equitization plan of Ha Long Ceramic Construction Joint Stock Company.

The company's head office is located at: Ha Khau Quarter 2 An Tiem Street - Viet Hung Ward - Quang Ninh Province

The company's charter capital is VND 250,000,000,000 (Two hundred fifty billion Vietnamese dong), equivalent to 25,000,000 shares, with a par value of VND 10,000 per share.

2. Business field

Industrial production

3. Business lines

According to the Business Registration Certificate No. 5700101147, initially registered on March 1, 2006, and amended for the 20th time on August 13, 2025, by the Department of Planning and Investment of Quang Ninh Province, the company's main business activities are the production of construction materials from clay, manufacturing, mining, and trading various types of

4. Typical production and business cycle: less than 12 months**5. The characteristics of a business's operations during the fiscal year affect its financial statements.**

The company operates on a production cycle of less than 12 months with a production-commercial model, heavily influenced by cost calculation methods and fixed asset depreciation. Commercial activities are affected by inventory management and logistics costs.

Credit policy and debt management: The no-credit sales policy limits accounts receivable, resulting in low bad debt risk and no impact on provisions for doubtful receivables.

6. Company structure

The company has the following affiliate	Address	Main Business Activity
Tieu Giao Tile Factory	Quang Ninh	Production of construction materials
Gieng Day Cotto Brick Factory	Quang Ninh	Production of construction materials
Hoanh Bo Tile Factory	Quang Ninh	Production of construction materials

The company has the following subsidiaries and affiliated companies

Company name	Place of incorporation and operation	Proportion of ownership	Proportion of voting	Principal activities
Subsidiaries				
Viglacera Ha Long Trading One	Quang Ninh	100	100	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	Quang Ninh	40	40	Production of construction materials
Viglacera Dong Trieu Joint Stock	Quang Ninh	40	40	Production of construction materials

8. Statement regarding the comparability of information in Consolidated financial statements:

The comparative figures are those from the Consolidated financial statements for the first quarter of 2025 and the fiscal year

9. Explain other information on the financial statements as required by law:**II. Accounting period, currency used in accounting****1. Accounting period**

The Company's accounting year begins on January 1st and ends on December 31st each year.

2. Currency used in accounting

The currency used in accounting records is the Vietnamese Dong

III. Applicable Accounting Standards and Regulations**1. Accounting system applied**

The company applies the Corporate Accounting System issued under Circular No. 99/2025/TT-BTC dated October 25, 2025, of the Ministry of Finance guiding the Corporate Accounting System and Circular No. 202/2014/TT-BTC dated December 22, 2014, of the Ministry of Finance guiding the method of preparing and presenting consolidated financial statement.

2. Statement on Compliance with Accounting Standards and Accounting Regulations.

The company has applied Vietnamese Accounting Standards and the guiding documents for those Standards issued by the State. Financial statements are prepared and presented in accordance with the provisions of each standard, the circulars guiding the implementation of the standards, and the current accounting system in effect.

IV. Accounting policies, accounting estimates, and relevant legal regulations apply.**1. Principles for converting financial statements prepared in foreign currency to Vietnamese Dong**

The financial statements are presented in Vietnamese Dong. The currency used for accounting records is Vietnamese Dong.

2. Types of exchange rates applied in accounting

The exchange rate applied in accounting, in compliance with Circular 99/2025/TT-BTC, is the actual transaction rate (on the transaction date). Transactions denominated in foreign currency are converted using the exchange rate on the date the transaction occurs. The balances of monetary items denominated in foreign currency at the end of the fiscal year are converted using the exchange rate of the commercial bank where the Company regularly conducts transactions on that date. Exchange rate differences arising are accounted for in the Income Statement

3. The principle for determining the effective interest rate (effective rate) used to discount cash flows (effective rate) used to
The principle for determining the effective interest rate used to discount cash flows is based on market interest rates, bank interest rates, or the company's borrowing rates, in order to reflect the present value, amortization value, or salvage value of**4. Principles for recognizing cash and cash equivalents.**

Cash and cash equivalents include cash on hand, bank deposits, short-term investments with maturities of no more than 3 months, which are highly liquid, easily convertible into specific amounts of cash, and do not carry significant conversion risks

5. Principles for recognizing cash and cash equivalents**a) Trading securities:****b) Investments held until maturity:**

Investments held to maturity include: time deposits (including promissory notes and bills of exchange), bonds, preferred shares that the issuer is obligated to repurchase at a certain point in the future, and loans held to maturity for the purpose of collecting

c) Investing in subsidiaries, joint ventures, and associated companies:

The book value of investments in subsidiaries, joint ventures, and associated companies is determined at their original cost.

The book value of investments in equity instruments of other entities in which the investor does not have control, joint control, or significant influence over the investee is determined at cost if the investment is in cash, or at revalued cost if the investment is in non-monetary assets.

Dividends received in the form of shares only record the number of shares received; they do not record an increase in the value of the investment or financial income.

Provisions for impairment of investments are established at the end of specific periods as follows:

- For investments in subsidiaries and equity investments in other entities: based on the separate financial statements of the subsidiary or investing entity at the time of provision creation.
- For long-term investments (not classified as trading securities) that do not have a significant impact on the investee: if the investment is in listed shares or the fair value of the investment can be reliably determined, the provision is based on the market value of the shares; if the fair value of the investment cannot be determined at the reporting date, the provision is based on the financial statements of the investee at the time of provision.

- For investments held until maturity: based on the likelihood of recovery, establish a provision for doubtful receivables in accordance with the law

- d) Investing in equity instruments of other entities: No transactions occurred.

6. Accounting principles for accounts receivable from customers.

Accounts receivable are presented in the financial statements at their book value, including accounts receivable from customers and other receivables, after deducting any provisions made for doubtful accounts.

Provisions for doubtful receivables are established for: overdue receivables as stipulated in economic contracts, loan agreements, contractual commitments or debt commitments, and receivables that are not yet due but are unlikely to be collected. Specifically, the provision for overdue receivables is based on the principal repayment period according to the original sales contract, excluding any debt extensions between the parties, and for receivables that are not yet due but the debtor has gone bankrupt, is undergoing dissolution procedures, is missing, or has absconded.

7. Principles for recording inventory.

Principles for recording inventory.

Inventory is valued at cost. If the net realizable value is lower than the cost, the inventory is valued at its net realizable value. The cost of inventory includes the purchase cost, processing costs, and other directly related costs incurred to bring the inventory to its current location and condition.

Inventory valuation methods.

Inventory value is determined using the weighted average method.

Method for determining the value of work-in-process inventory: The value of work-in-process inventory is determined based on the completion rate of work-in-process inventory at the end of the cost calculation period and the planned cost of each product type.

Inventory accounting methods.

Inventory is accounted for using the perpetual inventory method.

Methods for creating provisions for inventory devaluation.

The Company's provision for inventory devaluation is established in accordance with current accounting regulations.

Accordingly, the Company is permitted to make provisions for the devaluation of obsolete, damaged, or substandard inventory, and in cases where the original cost of the inventory is higher than its net realizable value at the end of the fiscal year.

Criteria for allocating raw materials and supplies:

The company applies a method of allocating raw materials based on consumption norms, meaning it is based on the projected amount of raw materials for each product type.

8. Principles for recognizing and depreciating fixed assets.

Tangible and intangible fixed assets are recorded at their original cost. During their useful life, tangible and intangible fixed assets are recorded at their original cost, accumulated depreciation, and net book value. Depreciation is calculated using the straight-line method.

Leased fixed assets are recognized at their original cost at fair value or present value of the minimum lease payments (if the fair value is higher than the present value of the minimum lease payments) plus initial direct costs incurred in connection with the lease (excluding VAT). During their useful life, leased fixed assets are recognized at their original cost, accumulated depreciation, and remaining value. Depreciation of leased fixed assets is calculated based on the lease term as per the contract and included in production and business expenses, ensuring full capital recovery.

Depreciation is calculated using the straight-line method. The depreciation period is estimated as follows:

- Buildings and structures	10 - 40 year
- Machinery and equipment	05 - 20 year
- Motor vehicles, transmission equipment	06 - 10 year
- Management tools and equipment	03 - 10 year
- Intangible fixed assets	03 year

Leased assets are depreciated in the same way as the company's own assets. For leased assets that are not certain to be repurchased, depreciation will be calculated over the lease term if the lease term is shorter than the useful life.

Since June 2013, the Company has implemented changes to its accounting policy for fixed assets and depreciation in accordance with Circular No. 45/2013/TT-BTC dated April 25, 2013, of the Ministry of Finance guiding the management, use, and depreciation of fixed assets, specifically as follows:

- The minimum original cost of fixed assets has increased from VND 10 million to VND 30 million. For fixed assets that previously did not meet this condition, the remaining value will be adjusted to long-term/short-term deferred expenses and allocated to production and business costs within a period of less than 3 fiscal years.

9. The accounting principle for biological assets: No transactions occur.'

10. Accounting principles for business cooperation contracts: No transactions occur

11. Accounting principles for deferred expenses

Expenses incurred related to the business results of multiple accounting periods are recorded as deferred expenses to be gradually allocated to business results in subsequent accounting periods.

The calculation and allocation of long-term deferred expenses to the cost of production and business in each accounting period are based on the nature and extent of each type of expense to select an appropriate allocation method and criteria. Deferred expenses are gradually allocated to the cost of production and business using the straight-line method.

12. Accounting principles for accounts payable to suppliers.

Accounting principles for accounts payable (Account 331): The company must account for each item in detail, accurately reflecting the nature of the payable (credit side) or advance (debit side), using the actual exchange rate when dealing with foreign currency, and re-evaluating accounts payable at the end of the period. Discounts and price reductions must be clearly recorded, ensuring prudence and appropriateness

13. Accounting principles require the payment of dividends and profits

The accounting principle for dividend and profit payments (Account 332) is that they are recorded at the time when shareholders no longer have the right to refuse the payment obligation, which is the record date for shareholders. Dividends/profits are distributed from after-tax profits according to the principle: Payment is only made when the company is profitable and after the company has fulfilled its tax obligations and ensured sufficient payment of other debts after the distribution. Payment can be made in cash, assets, or shares, and the accounting entry reduces undistributed after-tax profits. Payment deadline: Dividends must be paid in full within 6 months from the date of the conclusion of the annual general meeting of shareholders.

Dividends payable to shareholders are recorded as a liability in the Company's Balance Sheet after the Company's Board of Directors announces the dividend distribution and the Vietnam Securities Depository Center announces the record date for

14. Nguyên tắc ghi nhận chi phí phải trả.

Expenses that have not yet been incurred but are provisioned in advance as production and business costs for the period are intended to ensure that when these expenses are actually incurred, they do not cause sudden spikes in production and business costs, while maintaining the principle of matching revenue and expenses. When these expenses are incurred, if there is a difference from the amount provisioned, the accountant will record an additional or a reduction in expenses corresponding to the difference.

15. Principles for recognizing revenue awaiting allocation.

Unearned revenue refers to revenue received in advance for one or more accounting periods for the provision or transfer of employee housing services. The company recognizes unearned revenue corresponding to the portion of its obligations that it will fulfill in the future. When the conditions for revenue recognition are met, the unearned revenue is recognized in the Income Statement for the year in which those conditions are met.

16. Accounting principles for provisions for liabilities.

Provisions for liabilities are recognized only when the following conditions are met:

- The company has a current liability (legal or joint liability) resulting from an event that has occurred;
- A decrease in economic benefits may occur that would necessitate payment of the liability;
- A reliable estimate of the value of that liability can be made.

The recognized value of a provision for liabilities is the most reasonable estimate of the amount that would be required to settle the current liability at the end of the accounting period.

Only expenses related to the provision for liabilities that was initially established will be offset by that provision for liabilities.

Provisions for liabilities are recorded as production and business expenses for the accounting period. The difference between the unused provision for liabilities established in the previous accounting period and the provision for liabilities established in the current reporting period is reversed and recorded as a reduction in production and business expenses for the current period.

17. Principles of accounting for deferred corporate income tax.

Deferred income tax

Deferred income tax is calculated on the differences between the book value and the tax base of asset or liability items on separate financial statements and is recognized using the balance sheet method. Deferred income tax payable must be recognized for all temporary differences, while deferred income tax assets are only recognized when there is certainty of sufficient future taxable profit to offset the temporary differences.

Deferred income tax is determined based on the tax rate expected to apply in the year the asset is recovered or the liability is settled. Deferred income tax is recognized in the Statement of Income and is only recorded in equity when the tax relates to items that are directly recorded in equity.

18 . Principles for recording loans and financial lease liabilities.

General principles for recording

Term classification: Detailed tracking of loans and leases by subject, agreement, currency, and term (long-term over 12 months, short-term under 12 months from the reporting date).

Recording lease liabilities: The company records leased fixed assets (Account 212) and liabilities (Account 3412) at the lower of the fair value of the asset and the present value of the minimum lease payments.

Initial direct costs: Costs related to negotiating and signing a finance lease agreement are added to the original cost of the leased

Interest on loans and leases: Recognized as financial expenses (Account 635) in the period in which they arise, except for borrowing costs that qualify for capitalization.

19 . Principles for recognizing and capitalizing borrowing costs.

Borrowing costs are recognized as production and business expenses in the period in which they are incurred, except for borrowing costs directly related to the investment in construction or production of assets under construction, which are included in the value of those assets (capitalized) when all the conditions stipulated in Vietnamese Accounting Standard No. 16 "Borrowing Costs" are met. In addition, for specific loans used for the construction of fixed assets and investment properties, interest expenses are capitalized even if the construction period is less than 12 months.

For general loans used for the construction or production of an unfinished asset, the amount of borrowing costs eligible for capitalization in each accounting period is determined by the capitalization rate of the weighted average cumulative costs incurred for the construction or production of that asset. The capitalization rate is calculated using the weighted average interest rate of the outstanding loans during the period, excluding specific loans used for the construction or production of an

unfinished asset

20. Principles for recognizing convertible bonds.

21. Principles for recognizing equity.

Principles for recognizing owner's equity, capital surplus, convertible bond options, and other owner's equity:

Owner's investment capital is recorded based on the actual capital contributed by the owner.

Share premium is recognized as the difference between the actual issue price and the par value of shares when shares are issued for the first time, as a supplementary issue, or as a reissue of treasury shares. Direct costs associated with the supplementary issue or reissue of treasury shares are recorded as a reduction in share premium.

Other owner's equity is recorded at the remaining value between the fair value of assets that the enterprise receives as gifts or donations from other organizations or individuals, after deducting any taxes payable (if any) related to these gifted or donated assets; and the additional amount from business operating results.

Principles for recognizing differences from asset revaluation.

The principle for recording asset revaluation differences (Account 412) is based on the difference between the revaluation value and the book value, applicable when the state decides to privatize or transfer ownership. An increase in the revaluation value is credited to Account 412, a decrease is debited to Account 412, and the remaining balance is processed according to

Principles for recording exchange rate differences.

All actual exchange rate differences arising during the period and differences resulting from the revaluation of ending balances of monetary items denominated in foreign currencies are accounted for in the operating results of the accounting period.

Principles for recognizing undistributed profits.

Undistributed after-tax profit is the profit from the company's operations after deducting adjustments due to the retroactive application of changes in accounting policies and retroactive adjustments for material errors from previous years. Undistributed after-tax profit may be distributed to investors based on their capital contribution ratio after approval by the Shareholders' Meeting/Board of Directors and after the establishment of reserve funds in accordance with the Company's Charter and

Vietnamese law

22. Principles and methods for recognizing revenue and other income.

Revenue from sales

Sales revenue is recognized when the following conditions are met simultaneously:

- Most of the risks and benefits associated with ownership of a product or commodity have been transferred to the buyer;
- The company no longer holds the right to manage the goods as the owner or the right to control the goods;
- Revenue is determined with relative certainty;
- The company has obtained or will obtain economic benefits from the sales transaction;
- Identify the costs associated with the sales transaction

Revenue from providing services

Revenue from providing services is recognized when the following conditions are simultaneously met:

- Revenue is determined with relative certainty;
- There is potential to obtain economic benefits from the transaction of providing that service;
- Determine the portion of work completed as of the date the Balance Sheet is prepared;
- Identify the costs incurred for the transaction and the costs to complete the transaction for providing that service.

The portion of service delivery completed is determined using the work completion assessment method.

Financial operating revenue

Revenue arising from interest, royalties, dividends, shared profits and other financial operating revenues is recognized when both of the following two (2) conditions are met:

- There is potential to obtain economic benefits from that transaction;
- Revenue figures are determined with relative certainty.

Dividends and distributed profits are recognized when the company is entitled to receive dividends or profits from capital Bonus shares or stock dividends: No income is recognized when the right to receive bonus shares or stock dividends is established; the number of bonus shares or stock dividends received is disclosed in the relevant consolidated financial statements.

Other income

The principle for recognizing other income (account 711) is to reflect income outside of normal business operations, based on legitimate documentation, actual occurrence, and a certain likelihood of obtaining economic benefits. Other income is accounted for separately, not confused with main revenue, and is fully transferred to account 911 at the end of the period.

23. Accounting principles for revenue deductions.

The accounting principle for revenue deductions (Account 521) focuses on accurately recording the timing of discounts, price reductions, and returned goods. These amounts are directly adjusted downwards from net revenue in the period in which they arise or in the reporting period if they relate to unreleased financial statements.

24. Principles of cost of goods sold accounting.

According to Circular 99/2025/TT-BTC (replacing Circular 200 from January 1, 2026), the cost of goods sold (Account 632) reflects the cost value of goods, finished products, and services sold during the period. The core principle is to adhere to the matching principle, recognizing expenses corresponding to the revenue generated, ensuring consistency in the pricing method.

Full reflection: Account 632 records the total cost of goods sold for products, merchandise, services, investment properties, construction costs, etc., that have been determined to have been consumed during the period.

Matching principle: Cost of goods sold should only be recognized when the related revenue has been recognized. Do not recognize the cost of goods sold until the conditions for revenue recognition have been met, even if the goods have been

Pricing method: Businesses must consistently use one of the following methods to determine the value of inventory sold: First-In, First-Out (FIFO), Weighted Average, or Specific Identification.

Non-deductible expenses are recorded as follows: Cost of goods sold includes expenses exceeding the standard (normal) level for raw materials, labor, and other expenses directly related to the sale of goods.

25. Principles of financial cost accounting.

The expenses recorded as financial expenses include:

- Costs or losses related to financial investment activities;
- The cost of borrowing money;
- Losses resulting from changes in exchange rates on transactions involving foreign currencies;
- Provision for impairment of securities investments.

These amounts are recorded based on the total amount generated during the period and are not offset against financial income.

26. Accounting principles for selling expenses and administrative expenses.

Principles of cost accounting for sales:

- Scope: Reflects actual costs incurred during the sales and service provision process, including: sales staff salaries,
- Note: Detailed accounting for each type of expense.
- End-of-period processing: All selling expenses incurred during the period are transferred to account 911 – "Determination

Principles of accounting for business management expenses:

- Scope: Reflects general administrative expenses for the entire enterprise, such as: management staff, depreciation of office assets, materials, outsourced services (electricity, water, office rent), entertainment expenses, taxes/fees.
- Note: Arranged by specific expense category.
- End-of-period processing: All business management expenses incurred during the period are transferred to account 911 – "Determination of business results".

Furthermore, the accounting principles for selling expenses and administrative expenses adhere to the matching principle: when revenue is recognized, corresponding expenses must also be recognized. The consistency principle: Accounting methods for expenses are applied consistently within an accounting period.

27. Accounting principles for the sale and disposal of fixed assets and investment properties.

- The Company's sale and liquidation of fixed assets fully comply with the principles of Circular 99 of the Ministry of Finance, which outlines the process for handling damaged, obsolete, or unused assets to recover capital. This includes: establishing a liquidation committee, creating thorough documentation/records, issuing VAT invoices as required, and accounting for the reduction of fixed assets, recording other expenses/income in accounts 811/711. The liquidation process ensures transparency, openness, and adherence to legal procedures, especially for high-value assets.
- The Company's fixed asset sale and liquidation activities comply with the following detailed principles and procedures:
 - Conditions for liquidation: Fixed assets that are damaged beyond repair, technically obsolete, or no longer suitable for
 - Administrative procedure: The company issues a liquidation decision and establishes a liquidation committee. The committee prepares an inventory report, reassesses the value, and drafts a liquidation report.
 - *The liquidation process includes the following main procedures:*
 - + The document requests a certificate of valuation for the liquidated fixed assets.
 - + Fixed asset valuation report.
 - + Valuation certificate.
 - + Decision on the liquidation of the Company's fixed assets.
 - + Decision to establish a committee for the liquidation of the Company's fixed assets.
 - + The report proposes selecting an entity to purchase the liquidated assets.
 - + Liquidation Sale Contract
 - + Minutes of handover of liquidated assets.
 - + Minutes of the meeting regarding the assessment of liquidated assets that are not recoverable (if any).
 - + Minutes of the disposal of liquidated assets that are not recoverable (if any).
 - + Value-added tax invoice issued for the sale of liquidated assets.
 - + Minutes of fixed asset liquidation in accordance with current accounting guidelines.

28. Principles and methods for recognizing current corporate income tax expense (including supplemental corporate income tax expense as required by global minimum tax regulations) and deferred corporate income tax expense.*Current tax*

Current Corporate Income Tax Recognition Principle: Taxable assets and taxes payable for the current year and prior years are determined by the amount expected to be paid to (or recovered from) the tax authorities, based on tax rates and tax laws in effect up to the end of the tax year.

Current method of recording corporate income tax.:

- + Quarterly provisional corporate income tax payments.
- + At the end of the year, file the corporate income tax return to settle any overpayments or underpayments made during the
- + When errors in corporate income tax processing are discovered, the tax will be collected retrospectively.

29 . Other accounting principles and methods**V. Additional information for items presented in the Statement of Financial Position.****1 . CASH AND CASH EQUIVALENTS**

31/03/2026
VND

01/01/2026
VND

Cash	1.277.203.857	1.100.050.155
<i>Bank deposits</i>	<i>44.907.867.418</i>	<i>43.165.239.233</i>
Tiền đang chuyển	-	-
Cash Equivalents	15.000.000.000	48.500.000.000

Sum	61.185.071.275	92.765.289.388
------------	-----------------------	-----------------------

2 . FINANCIAL INVESTMENTS**b) Short-term financial investments**

	31/03/2026	01/01/2026
	VND	VND
short term	84.828.890.200	67.000.000.000
- Time deposits	84.828.890.200	67.000.000.000
Sum	84.828.890.200	67.000.000.000

Short-term financial investments :

	31/03/2026		01/01/2026	
	Original price	Preventive	Original price	Preventive
	VND	VND	VND	VND
Time deposits				
BIDV Bank	21.000.000.000			
VIB Bank	21.170.000.000		26.000.000.000	
SHB Bank	41.500.000.000		41.000.000.000	
Accrued interest of contract	1.158.890.200			
Accrued interest:	<i>1.158.890.200</i>			
Sum	84.828.890.200	-	67.000.000.000	-
			31/03/2026	01/01/2026
			VND	VND

a) Investing capital in a subsidiary company**b) Investments in other entities**

	33.445.199.217	32.839.716.793
Viglacera Ha Long II Joint Stock Company	10.310.126.419	9.704.643.995
Dong Trieu Viglacera Joint Stock Company	23.135.072.798	23.135.072.798
Sum	33.445.199.217	32.839.716.793

4 . ACCOUNTS RECEIVABLE FROM CUSTOMERS

	31/03/2026	01/01/2026
	VND	VND
a) Short-term receivables from customers	7.280.582.378	9.595.145.729
EUTO INC – South Korea	3.887.266.099	4.360.023.693
Viglacera Trading Joint Stock Company		590.005.176
Tien Son Joint Stock Company	991.561.638	

VIGLACERA CORPORATION - JSC
VIGLACERA HA LONG JOINT STOCK COMPANY

Ha Khau Quarter 2 An Tiem Street - Viet Hung Ward - Quang Ninh Province

Consolidated financial statements

For the period from 01/01/2026 to 31/03/2026

Viglacera Ha Long II Joint Stock Company		161.998.135
Dong Trieu Viglacera Joint Stock Company	293.200.000	293.200.000
New Era Industries	375.738.735	2.660.703.849
Yen Loan Agency	1.489.319.359	1.489.319.359
Other receivables from various customers.	243.496.547	39.895.517
b) Long-term Receivables from Customers	2.142.749.698	2.142.749.698
Dong Trieu Viglacera Joint Stock Company	2.142.749.698	2.142.749.698
Sum	9.423.332.076	11.737.895.427

5 . Other Receivables

	31/03/2026		01/01/2026	
	Original Cost	Provisions	Original Cost	Provisions
	VND	VND	VND	VND
a) Short-term	42.101.773.590	24.534.784.972	41.915.566.965	24.734.784.972
Deposit, collateral	2.814.986.116		2.566.232.179	
Payments made on behalf of others				
Other receivables	39.286.787.474	24.534.784.972	39.349.334.786	24.734.784.972
Interest expenses and accounts receivable of Viglacera Dap Cau Joint Stock Company	1.004.169.000	1.004.169.000	1.004.169.000	1.004.169.000
Accrued interest income from deposits.	53.356.200	-	1.025.130.224	-
Technology transfer fees to be collected from Viglacera Huu Hung Joint Stock Company	200.691.000	200.691.000	200.691.000	200.691.000
Technology transfer fees to be collected from Viglacera Ba Hien Joint Stock Company	500.000.000	500.000.000	500.000.000	500.000.000
Social insurance and health insurance contributions must be	91.831	-	42.381	-
Yen Loan Agency	1.489.319.359	744.659.679	-	-
Accounts receivable from Constrexim Mechanical Construction and Trading	839.581.386	839.581.386	839.581.386	839.581.386
Advance payments for employees	519.708.436	-	112.435.933	-
Land use fees, compensation, and other costs for the 28-hectare Hoành Bồ project (ii)	33.642.634.419	16.754.634.419	33.642.634.419	16.754.634.419
Other receivables	1.037.235.843	4.491.049.488	2.024.650.443	5.435.709.167
b) Long term	3.665.646.454	750.952.000	3.665.646.454	750.952.000
Lãi tiền gửi dự thu	2.914.694.454		2.914.694.454	
Other receivables	750.952.000	750.952.000	750.952.000	750.952.000
Land use fees, compensation, and other costs for the 28-hectare Hoành Bồ project (ii)				
	45.767.420.044	25.285.736.972	45.581.213.419	25.485.736.972

6 . ASSETS AWAITING DISPOSAL

31/03/2026		01/01/2026	
Quantity	Value	Quantity	Value

7 . BAD DEBTS

	31/03/2026		01/01/2026	
	Original Cost	Recoverable value	Original Cost	Recoverable value
	VND	VND	VND	VND
Total value of accounts receivable, loans that are overdue or not yet overdue but unlikely to be recovered.	44.812.243.466	19.526.506.494	45.012.243.466	19.526.506.494
<i>(Object details >=10%)</i>				
Dong Trieu Viglacera Joint Stock Company (interest income, technology transfer fees, etc.)	3.643.701.698	1.893.846.815	3.643.701.698	1.893.846.815
Land Use Fees, Compensation, and Other Costs – Resettlement and Housing Project for Employees of the Tuynel Brick Factory in Le Loi Commune, Hoanh Bo District	33.642.634.419	16.888.000.000	33.642.634.419	16.888.000.000
Receivables from Viglacera Dap Cau Glass Joint Stock	3.004.169.000		3.004.169.000	-
Yen Loan Agency	1.489.319.359	744.659.679	1.489.319.359	744.659.679
Other subjects	3.032.418.990	-	3.232.418.990	-
Sum	44.812.243.466	19.526.506.494	45.012.243.466	19.526.506.494

8 . INVENTORIES

	31/03/2026		01/01/2026	
	Original Cost	Provisions	Original Cost	Provisions
	VND	VND	VND	VND
The purchased goods are in transit	-	-	-	-
Raw Materials and Supplies	198.549.633.292	-	198.055.109.431	-
Tools and Equipment	168.224.096	-	180.724.096	-
Work-in-Progress (WIP) Costs	13.279.636.074	-	14.638.396.592	-
Finished Goods	136.611.047.645	19.606.352.550	115.033.089.246	19.606.352.550
Goods	4.195.404.909	169.732.965	3.733.727.755	169.732.965
Sum	352.803.946.016	19.776.085.515	331.641.047.120	19.776.085.515

9 . LONG-TERM WORK IN PROGRESS**a) Long-term Production and Business Costs in Progress**

31/03/2026

01/01/2026

VIGLACERA CORPORATION - JSC
VIGLACERA HA LONG JOINT STOCK COMPANY

Ha Khau Quarter 2 An Tiem Street - Viet Hung Ward - Quang Ninh Province

Consolidated financial statements

For the period from 01/01/2026 to 31/03/2026

	Original Cost VND	Recoverable value VND	Original Cost VND	Recoverable value VND
b) Construction in Progress				
			31/03/2026 VND	01/01/2026 VND
Construction in progress			6.924.299.849	6.169.599.088
-The project to build a dormitory at Viglacera Clinker Company			166.533.637	166.533.637
- Project for Adjusting and Expanding the Production Layout of Viglacera Clinker Company			6.757.766.212	6.003.065.451
Purchasing fixed assets.			-	-
Periodic repairs of fixed assets			452.835.157	-
Tieu Giao Tile Factory			360.564.087	-
Hoanh Bo Tile Factory			92.271.070	-
Sum			7.377.135.006	6.169.599.088
10 . TANGIBLE FIXED ASSETS				
See details in Appendix 1				
11 . FINANCE LEASED FIXED ASSETS				
See details in Appendix 2				
12 . INTANGIBLE FIXED ASSETS				
See details in Appendix 3				
13 . PREPAID EXPENSES				
			31/03/2026 VND	01/01/2026 VND
a) Short-term			-	140.837.900
Other Items: Insurance fees, vehicle rental fees, etc.			-	-
Other items			-	140.837.900
b) Long-term			-	-
Initial costs of clay mines			-	-
Long-term vehicle rental costs, software license fees, etc.			-	-
Sum			-	140.837.900
14 . OTHER ASSETS				
			31/03/2026 VND	01/01/2026 VND
Sum			-	-
15 . LOANS AND FINANCE LEASE LIABILITIES				
Details are provided in Appendix 4				
16 . ACCOUNTS PAYABLE TO SUPPLIERS				
	31/03/2026		01/01/2026	
	Value	Amount Capable of Debt	Value	Amount Capable of Debt Repayment

VIGLACERA CORPORATION - JSC
VIGLACERA HA LONG JOINT STOCK COMPANY

Ha Khau Quarter 2 An Tiem Street - Viet Hung Ward - Quang Ninh Province

Consolidated financial statements

For the period from 01/01/2026 to 31/03/2026

	VND	VND	VND	VND
a) Short Accounts payable to suppliers	40.785.216.111	40.785.216.111	50.286.283.297	50.286.283.297
Huyen Trang Mineral Joint Stock Company	-	-	-	-
<i>Tpt International Equipment Joint Stock Company</i>	2.875.464.066	2.875.464.066	8.816.904.239	8.816.904.239
<i>Cat Loi Ha Long Joint Stock Company</i>	783.310.019	783.310.019	418.767.169	418.767.169
<i>Bao Cham Company</i>	-	-	3.544.463.448	3.544.463.448
<i>Kim Thanh QN Brick and Tile Joint Stock Company</i>	1.131.732.000	1.131.732.000	-	-
<i>Dai Phuc Hai Company Limited</i>	1.349.387.770	1.349.387.770	770.362.527	770.362.527
Tu Duong HB Co., Ltd.	517.657.085	517.657.085	439.326.703	439.326.703
<i>Hung Anh Trading and Services Co., Ltd</i>	478.395.504	478.395.504	-	-
<i>Toan My 66 QN Co., Ltd.</i>	240.737.400	240.737.400	329.585.220	329.585.220
<i>Vic Group Corporation Company</i>	10.999.624.608	10.999.624.608	8.736.444.648	8.736.444.648
<i>Halong II Construction Joint Stock Company</i>	930.103.305	930.103.305	832.841.306	832.841.306
QUANG NINH SHIPPING AND TRADING COMPANY	1.221.082.000	1.221.082.000	1.345.578.193	1.345.578.193
Thuan Phong Import Export Trading and Service Company Limited	797.696.424	797.696.424	225.529.056	225.529.056
Thanh Nam Trading and Service Company Limited	674.410.144	674.410.144	661.726.850	661.726.850
<i>Vinaglaze Joint Stock Company</i>	-	-	959.742.000	959.742.000
<i>Hoang Quan Investment and Trading Company Limited</i>	-	-	1.225.692.000	1.225.692.000
<i>CERAGLAS Company Limited</i>	-	-	117.788.688	117.788.688
<i>Hien Gia Company Limited</i>	1.412.896.805	1.412.896.805	1.640.437.088	1.640.437.088
<i>ETC Technology Equipment Co., Ltd.</i>	1.073.009.380	1.073.009.380	1.838.800.000	1.838.800.000
<i>Binh Thuan JSC</i>	438.419.816	438.419.816	375.022.224	375.022.224
<i>Thai Ha Building Materials Production Company Limited</i>	659.334.000	659.334.000	962.598.000	962.598.000
<i>Co., Ltd Lan Ngoan</i>	803.887.972	803.887.972	1.143.857.175	1.143.857.175

VIGLACERA CORPORATION - JSC
VIGLACERA HA LONG JOINT STOCK COMPANY

Ha Khau Quarter 2 An Tiem Street - Viet Hung Ward - Quang Ninh Province

Consolidated financial statements

For the period from 01/01/2026 to 31/03/2026

<i>Ha Phong Mechanical Construction and Trading Co., Ltd.</i>	713.755.002	713.755.002	713.755.002	713.755.002
<i>Nhat Nam Industrial Trading and Service Company Limited</i>	482.700.940	482.700.940	980.732.001	980.732.001
<i>Thang Loi Company Limited</i>	-	-	615.770.100	615.770.100
<i>Dao Ba JSC</i>	-	-	799.486.200	799.486.200
- Payables to Other Parties	13.201.611.871	13.201.611.871	12.791.073.460	12.791.073.460
b) Phải trả người bán dài hạn				
c) Nợ quá hạn chưa thanh toán				
d) Phải trả người bán là các bên liên quan				
Sum	40.785.216.111	40.785.216.111	50.286.283.297	50.286.283.297

18 . DIVIDENDS AND PROFITS TO BE PAID

	31/03/2026	01/01/2026
	VND	VND
Dividends must be paid to 39 unregistered minority shareholders from 2021 and earlier	491.842.435	491.842.435
These are dividends from 2021 and earlier for shareholders not listed on the stock exchange. The company is still monitoring the situation and is ready to pay when shareholders request it.		

19 . TAXES AND OTHER PAYABLES TO THE STATE (DETAILS IN APPENDIX 5)
20 . ACCRUED EXPENSES

	31/03/2026	01/01/2026
	VND	VND
a) Short-term	17.638.237.494	25.200.904.116
Interest expense payable	792.905.295	2.884.371.057
Costs for sales support, promotions, advertising, sample distribution, et	8.994.744.965	11.020.224.000
Customer Conference	-	3.475.320.000
Company Profile	-	370.000.000
Other payable expenses (electricity bill for period 3, clay mine license f	7.850.587.234	7.450.989.059
b) Long- term	1.564.282.259	1.445.139.636
Interest expense payable	1.446.256.536	1.445.139.636
Other payable expenses	118.025.723	-
Sum	19.202.519.753	26.646.043.752

21 . OTHER PAYABLES

	31/03/2026	01/01/2026
	VND	VND
a) Short-term	8.387.305.083	7.857.882.475
Tài sản thừa chờ xử lý	-	-
Trade union funding.	588.570.000	-
Social insurance	581.809.000	514.207.600
Health insurance.	659.118.501	630.054.001

VIGLACERA CORPORATION - JSC
VIGLACERA HA LONG JOINT STOCK COMPANY

Ha Khau Quarter 2 An Tiem Street - Viet Hung Ward - Quang Ninh Province

Consolidated financial statements

For the period from 01/01/2026 to 31/03/2026

Short-term deposits and guarantees received.	1.109.018.000	1.109.018.000
Other payables and obligations:	5.448.789.582	5.604.602.874
- <i>Training expenses.</i>	661.371.511	661.371.511
- <i>Public utility fund.</i>	765.129.893	737.107.292
- <i>Refund of surplus advances from employees.</i>	787.498.590	939.488.113
- <i>Other payables and obligations (e.g., bonuses for achieving business</i>	18.874.730	18.874.730
- <i>Assisting with relocation of land within the land clearance boundary.</i>	2.083.546.440	2.027.949.744
- <i>Miscellaneous other payables and obligations.</i>	1.132.368.418	1.219.811.484

b) Long-term
c) Details not specified.
Sum
8.387.305.083
7.857.882.475
22 . UNEARNED REVENUE

	31/03/2026	01/01/2026
	VND	VND
a) Short-term	581.636.434	581.636.434
Deferred revenue	581.636.434	581.636.434
b) Long-term	7.855.123.330	7.855.123.330
Deferred revenue	7.855.123.330	7.855.123.330
Sum	8.436.759.764	8.436.759.764

23 . PROVISIONS FOR LIABILITIES

	31/03/2026	01/01/2026
	VND	VND
a) Short-term	8.395.920.307	6.231.594.832
- Costs for periodic fixed asset maintenance	2.309.995.475	-
- Environmental restoration costs	6.085.924.832	6.231.594.832
- Other provisions for liabilities	-	-
b) Long-term	2.750.000.000	2.750.000.000
- Environmental restoration costs	2.750.000.000	2.750.000.000
Sum	11.145.920.307	8.981.594.832

24 REWARD AND WELFARE FUND

	Q1.2026	Q1.2025
	VND	VND
Beginning balance	-	47.238.537.785
Provisions (or receipts from the General Department) during the period	500.000.000	
Use during the period	2.515.088.000	618.979.186
Ending balance	(2.015.088.000)	46.619.558.599

25 . OWNER'S EQUITY
a) Statement of Changes in Owner's Equity

See details in Appendix 6

b) Details of Owner's Equity Contributions

VIGLACERA CORPORATION - JSC
VIGLACERA HA LONG JOINT STOCK COMPANY

Ha Khau Quarter 2 An Tiem Street - Viet Hung Ward - Quang Ninh Province

Consolidated financial statements

For the period from 01/01/2026 to 31/03/2026

	31/03/2026	Percentage	01/01/2026	Percentage
	VND	%	VND	%
Capital Contribution by Viglacera Corpor	126.192.500.000	50,48	126.192.500.000	50,48
Capital Contributions by Other Parties	123.807.500.000	49,52	123.807.500.000	49,52
-				
- Other Parties	123.807.500.000	49,52	123.807.500.000	49,52
Sum	250.000.000.000	100,00	250.000.000.000	100,00

c) Capital Transactions with Owners and Distribution of Dividends, Profit Sharing

	Q1.2026	Q1.2025
	VND	VND
Owner's Equity	-	-
- Capital contribution at the beginning of the year	250.000.000.000	250.000.000.000
- Capital contribution increased during the year	-	-
- Capital contribution decreased during the year	-	-
- Capital contribution at the end of the year	250.000.000.000	250.000.000.000

d) Shares

	31/03/2026	01/01/2026
Number of Shares Registered for Issuance	25.000.000	25.000.000
Number of Shares Sold to the Public	25.000.000	25.000.000
- Common Shares	25.000.000	25.000.000
Number of Shares Outstanding	25.000.000	25.000.000
- Common Shares	25.000.000	25.000.000
Par Value of Outstanding Shares: 10,000 VND"		

e) Company Funds

	31/03/2026	01/01/2026
	VND	VND
Development Investment Fund	261.465.442.014	261.465.442.014
Other Funds under Equity	11.811.512.409	11.811.512.409
	273.276.954.423	273.276.954.423

26 . OFF-BALANCE SHEET ITEMS

	31/03/2026	01/01/2026
	VND	VND
c) Foreign Currencies	143.948,74	98.090,59

VI . ADDITIONAL INFORMATION FOR PRESENTATIONS IN THE STATEMENT OF INCOME
1 . TOTAL REVENUE FROM SALES OF GOODS AND PROVISION OF SERVICES

	Q1.2026	Q1.2026
	VND	VND
Revenue from finished goods sales	214.664.720.685	251.104.518.729
Revenue from clay, materials, and other products sales	66.095.760	99.487.000
Sum	214.730.816.445	251.204.005.729

2 . DEDUCTIONS FROM REVENUE

VIGLACERA CORPORATION - JSC
VIGLACERA HA LONG JOINT STOCK COMPANY

Ha Khau Quarter 2 An Tiem Street - Viet Hung Ward - Quang Ninh Province

Consolidated financial statements

For the period from 01/01/2026 to 31/03/2026

	Q1.2026	Q1.2025
Sum	-	-
3 . NET REVENUE FROM SALES AND SERVICES		
	Q1.2026	Q1.2025
	VND	VND
Revenue from finished goods sales	214.664.720.685	251.104.518.729
Revenue from clay, materials, and other products sales	66.095.760	99.487.000
Sum	214.730.816.445	251.204.005.729
4 . COST OF GOODS SOLD		
	Q1.2026	Q1.2025
	VND	VND
Cost of finished goods sold	174.717.767.637	204.446.346.136
Cost of clay and other products sold	66.095.760	99.487.000
Provision for and reversal of inventory devaluation reserves	-	(70.732.132)
Sum	174.783.863.397	204.475.101.004
5 . FINANCIAL INCOME		
	Q1.2026	Q1.2025
	VND	VND
Interest from deposits and loans	1.596.188.074	170.958.686
Profit from selling foreign currency	-	20.993.501
Exchange Rate Gain Realized During the Year	10.897.666	134.013.007
Sum	1.607.085.740	325.965.194
6 . FINANCIAL EXPENSES		
	Q1.2026	Q1.2025
	VND	VND
Loan interest	980.894.877	1.275.931.010
Foreign exchange losses incurred during the period	73.764.321	70.573.941
Sum	1.054.659.198	1.346.504.951
7 . SELLING EXPENSES		
	Q1.2026	Q1.2025
	VND	VND
Cost of raw materials and supplies	16.041.000	-
Labor costs	2.185.278.631	3.730.821.435
Depreciation cost of fixed assets	-	97.827.726
Costs of Outsourced Services (e.g., sea freight, etc.)	5.337.555.173	4.093.546.117
Other Cash Expenses	16.231.626.038	21.800.837.727
Sum	23.770.500.842	29.723.033.005

8 . GENERAL AND ADMINISTRATIVE EXPENSES

	Q1.2026	Q1.2025
	VND	VND
Costs of Raw Materials, Supplies, Tools, and Equipment	306.805.936	193.222.718
Labor Costs	5.288.179.254	5.982.472.983
Depreciation of Fixed Assets	197.539.736	244.516.575
Taxes, Fees, and Charges	64.882.232	101.626.268
Costs of Outsourced Services	729.388.700	448.395.415
Other Cash Expenses	3.192.136.849	4.440.110.804
Sum	9.778.932.707	11.410.344.763

9 . OTHER INCOME

	Q1.2026	Q1.2025
	VND	VND
Proceeds from the disposal and transfer of fixed assets, technology rights	11.822.760	-
Revenue from training activities	5.285.000	-
Income from renting houses to employees	81.999.933	-
Other income	201.976.000	25.790.966
Sum	301.083.693	25.790.966

10 . OTHER EXPENSES

	Q1.2026	Q1.2025
	VND	VND
Penalties	4.366.496	314.305.326
Other Expenses		1.944.982
Sum	4.366.496	316.250.308

11 . PRODUCTION AND BUSINESS EXPENSES BY ELEMENT

	Q1.2026	Q1.2025
	VND	VND
Raw Material and Supply Costs	107.814.663.782	101.541.452.279
Labor Costs	59.426.582.011	60.421.496.201
Depreciation of Fixed Assets + Periodic Fixed	12.795.951.300	16.658.358.305
Taxes, Fees, and Charges	64.882.232	233.626.268
Outsourced Service Costs	13.677.771.823	19.061.097.818
Other Cash Expenses	32.587.705.618	38.150.137.529
Sum	226.367.556.766	236.066.168.400

12 . CURRENT CORPORATE INCOME TAX EXPENSES**12.1 Current corporate income tax**

	Q1.2026	Q1.2025
	VND	VND
<u>Corporate income tax from core business activities</u>		
Total accounting profit before CIT	7.852.145.663	1.391.345.365

VIGLACERA CORPORATION - JSC
VIGLACERA HA LONG JOINT STOCK COMPANY

Ha Khau Quarter 2 An Tiem Street - Viet Hung Ward - Quang Ninh Province

Consolidated financial statements

For the period from 01/01/2026 to 31/03/2026

Upward adjustments	166.863.377	532.968.805
<i>Fines, provisions for losses on linked capital contributions</i>	-	314.305.326
<i>Reversal of provisions for investments in associate companies</i>		
<i>Temporary differences are deductible</i>	166.863.377	218.663.479
Taxable Corporate Income	8.019.009.040	1.924.314.170
Current corporate income tax expense	750.841.718	536.649.591
Adjustments to corporate income tax expenses from previous years are incorporated into the current corporate income tax expense for	210.913.557	-
Corporate income tax payable at the beginning of the period	4.162.577.288	1.153.334.215
Corporate income tax paid during the period	(4.373.490.845)	(1.153.334.215)
Corporate income tax payable at the end of the period from core business operations	750.841.718	536.649.591
Total corporate income tax payable at the end of the period	750.841.718	536.649.591

13 . BASIC EARNINGS PER SHARE

The calculation of basic earnings per share distributable to common shareholders of the Company is based on the following data:

	Q1.2026	Q1.2025
	VND	VND
Net Profit After Tax	7.255.773.105	319.791.972
Profit Allocated to Common Shares	7.255.773.105	319.791.972
Weighted Average Number of Common Shares Outstanding During the	25.000.000	25.000.000
Basic Earnings Per Share (EPS)	290	13

14 . FINANCIAL INSTRUMENTS
Types of Financial Instruments of the Company

	Book Value			
	31/03/2026		01/01/2026	
	Original Cost	Provisions	Original Cost	Provisions
	VND	VND	VND	VND
Financial Assets				
Cash and cash equivalents	61.185.071.275	-	92.765.289.388	-
Customer receivables and other receivables	55.190.752.121	(25.285.736.972)	57.319.108.846	(25.485.736.972)
Loans	-	-	-	-
Short-term investments	84.828.890.200	-	67.000.000.000	-
Long-term investments	33.445.199.217	0	32.839.716.793	-
Sum	234.649.912.813	(25.285.736.972)	249.924.115.027	(25.485.736.972)

	Book Value	
	31/03/2026	01/01/2026
	VND	VND
Financial Liabilities		
Loans and borrowings	57.002.605.040	35.213.333.000
Payables to suppliers and other payables	49.172.521.194	58.144.165.772

Accrued expenses	19,202.519.753	26.646.043.752
Sum	125.377.645.987	120.003.542.524

Financial Risk Management

The Company's financial risks include market risk, credit risk, and liquidity risk. The Company has implemented a control system to ensure a reasonable balance between the costs of arising risks and risk management costs. The Company's management is responsible for monitoring the risk management process to ensure a reasonable balance between risk exposure

Market Risk

The Company's operations are primarily exposed to risks associated with changes in prices, exchange rates, and interest rates.

Price Risk:

The Company is exposed to price risk from equity instruments arising from its short-term and long-term investments in shares due to the uncertainty of future prices of the invested shares. Long-term equity investments are held for strategic purposes, and as of the end of the fiscal year, the Company does not have plans to sell these investments.

Foreign Exchange Risk:

The Company is exposed to foreign exchange risk because the fair value or future cash flows of a financial instrument may fluctuate due to changes in foreign exchange rates. This risk arises from loans, revenue, and expenses denominated in currencies other than Vietnamese Dong.

Interest Rate Risk:

The Company is exposed to interest rate risk because the fair value or future cash flows of a financial instrument may fluctuate due to changes in market interest rates. This risk is associated with deposits, both term and non-term, borrowings, and liabilities subject to floating interest rates. The Company manages interest rate risk by analyzing market competition to secure favorable interest rates for its objectives.

Credit Risk

Credit risk is the risk that a counterparty to a financial instrument or contract is unable to fulfill its obligations, resulting in financial loss to the Company. The Company faces credit risks from its operating activities (mainly accounts receivable from customers) and financial activities (including bank deposits, loans, and other financial instruments), specifically as follows:

	Up to 1 year VND	Over 1 year to 5 years VND	Over 5 years VND	Total VND
As of March 31, 2026	-	-	-	-
Cash and cash equivalents	61.185.071.275	-	-	61.185.071.275
Customer receivables and Loans	26.919.717.013	22.462.638.956	-	49.382.355.969
Sum	88.104.788.288	22.462.638.956	-	110.567.427.244
As of January 1, 2026	-	-	-	-
Cash and cash equivalents	92.765.289.388	-	-	92.765.289.388
Customer receivables and other receivables	29.048.073.738	22.462.638.956	-	51.510.712.694
Loans	84.828.890.200	-	-	84.828.890.200
Sum	206.642.253.326	22.462.638.956	-	229.104.892.282

Liquidity Risk

Liquidity risk is the risk that the Company encounters difficulties in fulfilling its financial obligations due to a lack of funds. The Company's liquidity risk mainly arises from the mismatch in maturities between financial assets and financial liabilities.

The maturity profile of financial liabilities is based on the expected contractual payments (on a cash flow basis for principal amounts) as follows:

	Up to 1 year	Over 1 year to 5 years	Over 5 years	Total
--	--------------	---------------------------	--------------	-------

VIGLACERA CORPORATION - JSC
VIGLACERA HA LONG JOINT STOCK COMPANY

Ha Khau Quarter 2 An Tiem Street - Viet Hung Ward - Quang Ninh Province

Consolidated financial statements

For the period from 01/01/2026 to 31/03/2026

	VND	VND	VND	VND
As of March 31, 2026				
Loans and borrowings	54.778.805.040	2.223.800.000	-	57.002.605.040
Payables to suppliers and other pay	49.172.521.194	-	-	49.172.521.194
Accrued expenses	17.638.237.494	-	-	17.638.237.494
Sum	121.589.563.728	2.223.800.000	-	123.813.363.728
As of January 1, 2026				
Loans and borrowings	32.989.533.000	2.223.800.000	-	35.213.333.000
Payables to suppliers and other pay	58.144.165.772	-	-	58.144.165.772
Accrued expenses	25.200.904.116	-	-	25.200.904.116
Sum	116.334.602.888	2.223.800.000	-	118.558.402.888

The Company considers the concentration risk related to debt repayment to be low. The Company is capable of meeting its due obligations through cash flows from operating activities and proceeds from matured financial assets.

15 . EVENTS AFTER THE END OF THE FISCAL YEAR

There were no significant events occurring after the end of the fiscal year that require adjustment or disclosure in these financial statements.

16 . SEGMENT REPORTING

By Business Segment

The Company primarily operates in the manufacturing and trading of building materials. Other activities account for an insignificant proportion (less than 10%) of the Company's operating results and total asset value. Additionally, the Company's operations are predominantly conducted within Vietnam, with export activities accounting for an insignificant proportion (less than 10%) of the Company's operating results and total asset value. As a result, the Company does not prepare segment reporting by business segment or geography.

17 . TRANSACTIONS AND BALANCES WITH RELATED PARTIES

During the year, the Company engaged in transactions with related parties as follows

	Relationship	Q1.2026 VND	Q1.2025 VND
Sale of bricks, raw materials, usage			
Viglacera Ha Long II Joint Stock Company	Associate	-	61.590.200
Viglacera Trading Joint Stock Company	Affiliate	-	505.706.200
Viglacera Tien Son Joint Stock	Affiliate	918.112.627	-
Purchase of goods and services			
Viglacera Packings and Brake Linings JSC	Affiliate	1.289.374.800	1.464.512.100
Viglacera Ha Long II Joint Stock Company	Associate	38.880.000	13.428.285.424
Dong Trieu Viglacera Joint Stock Company	Associate	5.870.084.800	24.437.796.870

The balances with related parties at the end of the accounting period are as follows

	Relationship	31/03/2026 VND	01/01/2026 VND
Short-term trade receivables			
Viglacera Trading Joint Stock Company	Affiliate	-	590.005.176
Viglacera Tien Son Joint Stock Company	Affiliate	991.561.638	-
Viglacera Ha Long II Joint Stock Company	Associate	-	161.998.135
Dong Trieu Viglacera Joint Stock Company	Associate	293.200.000	293.200.000
Long-term trade receivables			
Dong Trieu Viglacera Joint Stock Company	Associate	2.142.749.698	2.142.749.698
Short- term advances to suppliers			
Dong Trieu Viglacera Joint Stock Company	Associate	7.482.818.079	500.000.000

VIGLACERA CORPORATION - JSC
VIGLACERA HA LONG JOINT STOCK COMPANY

Ha Khau Quarter 2 An Tiem Street - Viet Hung Ward - Quang Ninh Province

Consolidated financial statements

For the period from 01/01/2026 to 31/03/2026

Dap Cau Sheet Glass Joint-Stock Company	Affiliary	2.000.000.000	2.000.000.000
Other short- term receivables			
Viglacera Huu Hung JSC	Affiliary	200.691.000	200.691.000
Dap Cau Sheet Glass Joint-Stock Company	Affiliary	1.004.169.000	1.004.169.000
Other long- term receivables			
Dong Trieu Viglacera Joint Stock Company	Associate	750.952.000	750.952.000
Short- term trade payables		1.082.622.704	1.102.685.216
Viglacera Packings and Brake Linings JSC	Affiliary	1.053.832.064	1.000.544.216
Viglacera Ha Long II Joint Stock Company	Affiliary	28.790.640	
Viglacera Corporation	Parent company		102.141.000

Prepared by

Nguyen Thi Tuyen

Chief Accountant

Đinh Thị Thu Hằng



Trần Thanh

VIGLACERA HA LONG JOINT STOCK COMPANY
Consolidated financial statements

Ha Khau Quarter 2 An Tiem Street - Viet Hung Ward - Quang Ninh Province

For period from January 1, 2026, to March 31, 2026

Appendix 1: Tangible Fixed Assets

Column Code for Indicators-->	2111	2112	2113	2114	2115	2118	Cong
	Structures	Equipment	Transmission Means	Equipment and	Plants and	Tangible	Total
	VND	VND	VND	VND	VND	VND	VND
Original Value							
Beginning balance	538.492.933.517	1.001.200.957.011	73.033.435.285	1.189.605.587	-	-	1.613.916.931.400
Increases during the year	-	-	-	-	-	-	-
<i>Purchases During the Year</i>	-	-	-	-	-	-	-
<i>Completed Construction Investm</i>	-	-	-	-	-	-	-
<i>Other Increases</i>	-	-	-	-	-	-	-
Decrease During the Year	-	-	-	-	-	-	-
<i>Transfer to Investment Propertie.</i>	-	-	-	-	-	-	-
- Sale, disposal	-	-	-	-	-	-	-
<i>Other Decreases</i>	-	-	-	-	-	-	-
Ending Balance of the Year	538.492.933.517	1.001.200.957.011	73.033.435.285	1.189.605.587	-	-	1.613.916.931.400
Accumulated Depreciation Value							
Beginning Balance of the Year	441.937.317.714	888.456.454.497	69.832.114.809	1.141.683.588	-	-	1.401.367.570.608
Increase During the Year	3.418.888.771	4.894.558.992	411.224.961	3.993.499	-	-	8.728.666.223
<i>Depreciation During the Year</i>	<i>3.418.888.771</i>	<i>4.894.558.992</i>	<i>411.224.961</i>	<i>3.993.499</i>	-	-	<i>8.728.666.223</i>
<i>Other Increases</i>	-	-	-	-	-	-	-
Decrease During the Year	-	-	-	-	-	-	-
<i>Transfer to Investment Propertie.</i>	-	-	-	-	-	-	-
- Sale, disposal	-	-	-	-	-	-	-
<i>Other Decreases</i>	-	-	-	-	-	-	-
Ending Balance of the Year	445.356.206.486	893.351.013.489	70.243.339.770	1.145.677.087	-	-	1.410.096.236.831
Net Book Value							
At the Beginning of the Year	96.555.615.803	112.744.502.514	3.201.320.476	47.921.999	-	-	212.549.360.792
At the End of the Year	93.136.727.031	107.849.943.522	2.790.095.515	43.928.500	-	-	203.820.694.569

Appendix 3 : InTangible Fixed Assets

	Land Use Rights	Publishing Rights	Copyrights and Patents	Trademarks	Computer Software	Licenses and Franchises	Other Intangible Fixed Assets	Total
	VND	VND	VND	VND	VND	VND	VND	VND
Original Value								
Beginning balance	7.869.559.466				584.890.909			8.454.450.375
Increases during the year								
- <i>Purchases during the year</i>								
- <i>Generated Internally by the</i>								
- <i>Increase Due to Business C</i>								
- <i>Other Increases</i>								
Decreases during the year								
- <i>Sale, disposal</i>								
- <i>Other decreases</i>								
Ending Balance of the Year	7.869.559.466				584.890.909			8.454.450.375
Accumulated Depreciation Value								
Beginning Balance of the Yea	1.752.288.543							2.337.179.452
Increase During the Year	39.347.796							39.347.796
- <i>Depreciation During the Ye</i>	39.347.796							39.347.796
- <i>Other Increases</i>								
Decrease During the Year								
- <i>Liquidation or Disposal</i>								
- <i>Other Decreases</i>								
Ending Balance of the Year	1.791.636.339				584.890.909			2.376.527.248
Net Book Value								
At the Beginning of the Year	6.117.270.923							6.117.270.923
At the End of the Year	6.077.923.127							6.077.923.127

VIGLACERA HA LONG JOINT STOCK COMPANY

Ha Khu Quarter 2 An Tiem Street - Viet Hung Ward - Quang Ninh Province

Consolidated financial statements
Period from 01/01/2026 to 31/03/2026

Appendix 4 : LOANS AND FINANCIAL LEASES

	31/3/2026		During the period		1/1/2026	
	Amount capable of		Increase		Value	
	Value	repayment	VND	VND	VND	Amount capable of repayment
Short-term Loans						
- Short-term Loans (Salary and Training Accounts of Employees)	19.049.122.040	19.049.122.040	87.526.891.670	68.477.769.630	-	-
- Current Maturities of Long-term Loans and Debts	35.729.683.000	35.729.683.000	2.740.150.000	-	32.989.533.000	32.989.533.000
	54.778.805.040	54.778.805.040	90.267.041.670	68.477.769.630	32.989.533.000	32.989.533.000
Finance Lease Liabilities						
- Long-term Loans (Savings from Golden Hand Workers)	2.223.800.000	2.223.800.000	-	-	2.223.800.000	2.223.800.000
- Finance Lease Liabilities	35.729.683.000	35.729.683.000	2.740.150.000	-	32.989.533.000	32.989.533.000
	37.953.483.000	37.953.483.000	2.740.150.000	-	35.213.333.000	35.213.333.000
- Current Portion of Long-term Liabilities Due within 12 Months	(35.729.683.000)	(35.729.683.000)	(2.740.150.000)	-	(32.989.533.000)	(32.989.533.000)
Long-term Liabilities Due after 12 Months						
	2.223.800.000	2.223.800.000			2.223.800.000	2.223.800.000

Appendix 4: LOANS AND FINANCIAL LEASES

Details related to long-term loan liabilities:

Lender	Currency of Loan	Loan Term / Maturity Date	Repayment Schedule for Principal and Interest	Annual Interest Rate	Purpose of Loan	Security Form	31/03/2026	01/01/2026
Long-Term Loans								
- Individual customers (Accounts of Golden Hand craftsmen)	VND	Term: 13 months		Non-Term Interest	Working capital supplement	Unsecured loan	VND 2.223.800.000 2.223.800.000	VND 2.223.800.000 2.223.800.000
Long-Term Financial Lease Liabilities								
- Chailease International Leasing Co., Ltd.	VND	Term: 18 months		Floating Interest	Purchase of a Fortuner car	Car mortgaged	-	-
Amounts due within 12 months							2.223.800.000	2.223.800.000
Amounts due after 12 months							2.223.800.000	2.223.800.000

Appendix 4 LOANS AND FINANCIAL LEASES

Details regarding short-term loans:

Lender	Loan type	Loan term	Annual interest rate	Purpose of the loan	Form of guarantee	31/03/2026	01/01/2026
I. Short-term loans							
- VCB - Ha Long Branch	VND	6 months	7,8	Supplementing working capital	Mortgage secured by property	VND 19.049.122.040	VND -
- Vietnam Joint Stock Commercial	VND		6,3			19.049.122.040	
- VIB International Commercial Bank	VND		5,8			-	
II. Long-term loans and debts due for repayment							
-						35.729.683.000	32.989.533.000
- Personal loans	VND			Supplementing working capital	Mortgage secured by property	35.729.683.000	32.989.533.000
						54.778.805.040	32.989.533.000

Appendix 5: Taxes and other Payables to the State Budget

Column Code for Indicators --->	333-a	333-b	333-c	333-d	333-e	333-f
	Receivables at the Beginning of the Period	Payables at the Beginning of the Period	Payables Incurred During the Period	Payments Made During the Period	Receivables at the End of the Period	Payables at the End of the Period
	VND	VND	VND	VND	VND	VND
Value-Added Tax	-	2.284.379.268	3.809.729.860	5.183.873.324	-	910.235.804
Import and Export Duties	-	-	-	-	-	-
Corporate Income Tax	-	4.162.577.288	961.755.275	4.373.490.845	-	750.841.718
Personal Income Tax	-	763.468.494	1.707.730.419	2.059.865.298	-	411.333.615
Resource Tax	-	-	1.014.000	1.014.000	-	-
Land and Land Rental Tax	-	1.988.240.495	1.734.249.369	82.866.708	-	3.639.623.156
Other Taxes	32.450.947	-	-	-	32.450.947	-
Fees, Charges, and Other Payables	-	-	829.727.589	2.551.500	-	827.176.089
	32.450.947	9.198.665.545	9.044.206.512	11.703.661.675	32.450.947	6.539.210.382

Appendix 6 : STATEMENT OF CHANGES IN SHAREHOLDER'S EQUITY

	Owner's Equity Capital		Share Premium	Other Owner's Equity		Development Investment Fund	Other Funds within Owner's Equity		Undistributed After Tax Profit	Capital for Construction Investment		Total
	VND	VND	VND	VND	VND	VND	VND	VND	VND	VND	VND	VND
Số dư đầu kỳ trước	250.000.000.000	49.171.810.665	-	-	261.465.442.014	11.811.512.409	(100.739.104.420)	145.000.000	471.854.660.668	-	-	-
Increase in the Current Year	-	-	-	-	-	-	-	-	-	-	-	-
Net Profit/(Loss) for the Previous Pe	-	-	-	-	-	-	-	319.791.972	319.791.972	-	-	319.791.972
Dividends Paid	-	-	-	-	-	-	-	-	-	-	-	-
Fund Allocation (Development Inves	-	-	-	-	-	-	-	-	-	-	-	-
Board of Directors' Remuneration	-	-	-	-	-	-	-	-	-	-	-	-
Bonus for Achieving Targets	-	-	-	-	-	-	-	-	-	-	-	-
Paying dividends to non-controlling :	-	-	-	-	-	-	-	-	-	-	-	-
Other Reductions	-	-	-	-	-	-	-	-	-	-	-	-
Ending Balance of the Previous Pe	250.000.000.000	49.171.810.665	-	-	261.465.442.014	11.811.512.409	(100.419.312.448)	145.000.000	472.174.452.640	-	-	-
Số dư đầu kỳ này	250.000.000.000	49.171.810.665	-	-	261.465.442.014	11.811.512.409	(70.843.398.112)	145.000.000	501.750.366.976	-	-	-
Profit/(Loss) for the Current Period	-	-	-	-	-	-	-	7.255.773.105	7.255.773.105	-	-	-
Cash dividend payment	-	-	-	-	-	-	-	-	-	-	-	-
Settlement of funds	-	-	-	-	-	-	-	-	-	-	-	-
Board of Directors Remuneration	-	-	-	-	-	-	-	-	-	-	-	-
Previous year's tax payment	-	-	-	-	-	-	-	-	-	-	-	-
Other Reductions	-	-	-	-	-	-	-	-	-	-	-	-
Ending Balance of the Current Pe	250.000.000.000	49.171.810.665	-	-	261.465.442.014	11.811.512.409	(63.587.625.007)	145.000.000	509.006.140.081	-	-	-

VIGLACERA HA LONG JOINT STOCK COMPANY

Consolidated financial statements
Period from 01/01/2026 to 31/03/2026

Ha Khau Quarter 2 An Tiem Street - Viet Hung Ward - Quang Ninh Province

Appendix 7 : Long-Term Financial Investments

	31/03/2026			01/01/2026		
	Original Cost	Fair Value	Provision	Original Cost	Fair Value	Provision
	VND	VND	VND	VND	VND	VND
Investments in Subsidiaries						
- Viglacera Ha Long Joint Stock Company II	62.000.000.000	33.445.199.217	18.800.000.000	62.000.000.000	32.839.716.793	18.000.000.000
- Viglacera Clinker Tile Joint Stock Company	22.000.000.000	10.310.126.419	-	22.000.000.000	9.704.643.995	-
	40.000.000.000	23.135.072.798	18.800.000.000	40.000.000.000	23.135.072.798	18.000.000.000
	Giá gốc	Giá trị theo phương pháp vốn chủ sở	Dự phòng	Giá gốc	Giá trị theo phương pháp vốn	Dự phòng
Investments in Joint Ventures and Associates						
- Viglacera Ha Long Joint Stock Company II	-	-	-	-	-	-
- Dong Trieu Viglacera Joint Stock Company	-	-	-	-	-	-
	62.000.000.000	33.445.199.217	-	62.000.000.000	32.839.716.793	-

Investments in Subsidiaries

Details of the Company's subsidiaries as of March 31, 2026, are as follows:

Name of Subsidiary	Place of Incorporation and Operation	Interest Rate	Voting Rights Percentage	Main Business Activity
- Viglacera Ha Long Joint Stock Company II	Quang Ninh	100%	100%	Sale of Construction Materials
- Viglacera Clinker Tile Joint Stock Company	Quang Ninh	99,9%	99,9%	Production of Construction Materials

Investments in Joint Ventures and Associates

Details of the Company's subsidiaries as of March 31, 2026, are as follows:

Name of Joint Venture	Place of Incorporation and Operation	Interest Rate	Voting Rights Percentage	Main Business Activity
- Viglacera Ha Long Joint Stock Company II	Quang Ninh	40%	40%	Production of Construction Materials
- Dong Trieu Viglacera Joint Stock Company	Quang Ninh	40%	40%	Production of Construction Materials