

BALANCE SHEET

| Item | Code | Notes | End of Period | Beginning of Year |
|---|------------|-----------|------------------------|------------------------|
| ASSETS | | | | |
| A. Current Assets | 100 | | 499.474.194.828 | 422.372.440.934 |
| I. Cash and Cash Equivalents | 110 | 3 | 93.683.528.330 | 68.167.670.442 |
| 1. Cash | 111 | | 47.683.528.330 | 20.167.670.442 |
| 2. Cash Equivalents | 112 | | 46.000.000.000 | 48.000.000.000 |
| II. Short-term Financial Investments | 120 | 4 | 56.500.000.000 | 30.089.870.171 |
| 1. Trading Securities | 121 | | | |
| 2. Provision for Impairment of Trading Securities | 122 | | | |
| 3. Investments Held to Maturity | 123 | | 56.500.000.000 | 30.089.870.171 |
| III. Short-term Receivables | 130 | | 43.839.740.090 | 41.958.352.471 |
| 1. Short-term Receivables from Customers | 131 | | 15.296.691.428 | 15.843.475.931 |
| 2. Short-term Prepayments to Suppliers | 132 | | 11.723.235.231 | 10.013.796.471 |
| 3. Short-term Intercompany Receivables | 133 | | | |
| 4. Receivables from Construction Contracts Progress | 134 | | | |
| 5. Short-term Loans Receivable | 135 | | | |
| 6. Other Short-term Receivables | 136 | 6 | 41.560.890.724 | 40.803.082.362 |
| 7. Provision for Doubtful Short-term Receivables | 137 | 8 | -24.741.077.293 | -24.702.002.293 |
| 8. Assets Pending Settlement | 139 | | | |
| IV. Inventories | 140 | 9 | 303.275.950.167 | 278.674.003.344 |
| 1. Inventories | 141 | | 320.082.038.214 | 296.200.185.884 |
| 2. Provision for Inventory Impairment | 149 | | -16.806.088.047 | -17.526.182.540 |
| V. Other Current Assets | 150 | | 2.174.976.241 | 3.482.544.506 |
| 1. Short-term Prepaid Expenses | 151 | 14 | 18.981.053 | 320.685.167 |
| 2. Deductible VAT | 152 | | 2.123.544.241 | 2.885.469.523 |
| 3. Taxes and Other Receivables from the Government | 153 | | | |
| 4. Government Bond Repurchase Transactions | 154 | | 32.450.947 | 276.389.816 |
| 5. Other Current Assets | 155 | | | |
| B. Non-Current Assets | 200 | | 267.349.823.813 | 306.560.494.171 |
| I. Long-term Receivables | 210 | | 5.808.396.152 | 5.808.396.152 |
| 1. Long-term Receivables from Customers | 211 | | 2.142.749.698 | 2.142.749.698 |
| 2. Long-term Prepayments to Suppliers | 212 | | | |
| 3. Business Capital in Subsidiaries | 213 | | | |
| 4. Long-term Intercompany Receivables | 214 | | | |
| 5. Long-term Loans Receivable | 215 | | | |
| 6. Other Long-term Receivables | 216 | 6 | 3.665.646.454 | 3.665.646.454 |
| 7. Provision for Doubtful Long-term Receivables | 219 | | | |
| II. Fixed Assets | 220 | | 228.204.536.340 | 263.275.932.407 |
| 1. Tangible Fixed Assets | 221 | 11 | 222.047.917.621 | 257.001.270.300 |
| - Cost | 222 | | 1.644.227.680.779 | 1.679.918.772.598 |
| - Accumulated Depreciation | 223 | | -1.422.179.763.158 | -1.422.917.502.298 |
| 2. Finance Leased Fixed Assets | 224 | 12 | 0 | 0 |
| - Cost | 225 | | 0 | 0 |

| Item | Code | Notes | End of Period | Beginning of Year |
|---|------------|----------|------------------------|------------------------|
| - Accumulated Depreciation | 226 | | 0 | 0 |
| 3. Intangible Fixed Assets | 227 | 13 | 6.156.618.719 | 6.274.662.107 |
| - Cost | 228 | | 8.454.450.375 | 8.454.450.375 |
| - Accumulated Amortization | 229 | | -2.297.831.656 | -2.179.788.268 |
| III. Investment Properties | 230 | | | |
| - Cost | 231 | | | |
| - Accumulated Depreciation | 232 | | | |
| IV. Long-term Work-in-Progress | 240 | | 653.135.238 | 477.712.088 |
| 1. Long-term Work-in-Progress for Production | 241 | | | |
| 2. Long-term Construction-in-progress | 242 | | 653.135.238 | 477.712.088 |
| V. Long-term Financial Investments | 250 | 4 | 32.386.572.353 | 36.707.897.763 |
| 1. Investment in Subsidiaries | 251 | | | |
| 2. Investment in Associates and Joint Ventures | 252 | | 32.386.572.353 | 36.707.897.763 |
| 3. Investment in Other Entities | 253 | | 2.000.000.000 | 2.000.000.000 |
| 4. Provision for Long-term Financial Investments | 254 | | -2.000.000.000 | -2.000.000.000 |
| 5. Investments Held to Maturity | 255 | | | |
| VI. Other Long-term Assets | 260 | | 297.183.730 | 290.555.761 |
| 1. Long-term Prepaid Expenses | 261 | 14 | 26.888.891 | 147.888.887 |
| 2. Deferred Tax Assets | 262 | 35.2 | 270.294.839 | 142.666.874 |
| 3. Long-term Spare Parts, Materials, and Replacements | 263 | | | |
| 4. Other Long-term Assets | 268 | | | |
| TOTAL ASSETS | 270 | | 766.824.018.641 | 728.932.935.105 |
| C. LIABILITIES | 300 | | 274.055.070.977 | 257.078.274.437 |
| I. Current Liabilities | 310 | | 217.938.463.919 | 201.482.614.244 |
| 1. Current Payables to Suppliers | 311 | 17 | 46.221.320.769 | 57.154.825.231 |
| 2. Advances from Customers | 312 | | 16.272.859.578 | 8.624.299.229 |
| 3. Taxes and Other Payables to the Government | 313 | | 10.175.470.639 | 4.058.015.418 |
| 4. Payables to Employees | 314 | | 42.707.392.007 | 37.229.941.485 |
| 5. Current Accrued Expenses | 315 | 18 | 40.142.643.433 | 17.993.877.182 |
| 6. Short-term Intercompany Payables | 316 | | | |
| 7. Payables according to construction contract progress | 317 | | | |
| 8. Deferred Revenue (Current) | 318 | 20 | 581.636.434 | 581.636.434 |
| 9. Other Current Payables | 319 | 19 | 9.182.267.921 | 9.596.362.153 |
| 10. Short-term Loans and Financial Leases | 320 | 16 | 0 | 10.348.205.687 |
| 11. Short-term Provisions | 321 | 21 | 9.078.479.965 | 8.656.913.640 |
| 12. Bonus and Welfare Fund | 322 | | 43.576.393.173 | 47.238.537.785 |
| 13. Price Stabilization Fund | 323 | | | |
| 14. Government Bond Repurchase Transactions | 324 | | | |
| II. Long-term Liabilities | 330 | | 56.116.607.058 | 55.595.660.193 |
| 1. Long-term Payables to Suppliers | 331 | 17 | 0 | 0 |
| 2. Long-term Advances from Customers | 332 | | 0 | 0 |
| 3. Long-term Accrued Expenses | 333 | 18 | 0 | 0 |
| 4. Long-term Intercompany Capital Payables | 334 | | | |
| 5. Long-term Intercompany Payables | 335 | | | |
| 6. Long-term Deferred Revenue | 336 | 20 | 8.145.941.547 | 8.436.759.764 |
| 7. Other Long-term Payables | 337 | 19 | 0 | 0 |
| 8. Long-term Loans and Financial Leases | 338 | 16 | 32.351.229.000 | 32.403.729.000 |

| Item | Code | Notes | End of Period | Beginning of Year |
|--|------------|-----------|------------------------|------------------------|
| 9. Convertible Bonds | 339 | | | |
| 10. Preferred Shares | 340 | | | |
| 11. Deferred Tax Liabilities | 341 | 35.2 | 10.554.940.732 | 9.690.675.650 |
| 12. Long-term Provisions | 342 | 21 | 2.750.000.000 | 2.750.000.000 |
| 13. Science and Technology Development Fund | 343 | | 2.314.495.779 | 2.314.495.779 |
| D. EQUITY | 400 | | 492.768.947.664 | 471.854.660.668 |
| I. Owner's Equity | 410 | 22 | 492.768.947.664 | 471.854.660.668 |
| 1. Owner's Contributions | 411 | | 250.000.000.000 | 250.000.000.000 |
| - Common Shares with Voting Rights | 411a | | 250.000.000.000 | 250.000.000.000 |
| - Preferred Shares | 411b | | | |
| 2. Share Premium | 412 | | 49.171.810.665 | 49.171.810.665 |
| 3. Convertible Bond Option Rights | 413 | | | |
| 4. Other Owner's Equity | 414 | | | |
| 5. Treasury Shares | 415 | | | |
| 6. Revaluation Surplus | 416 | | | |
| 7. Foreign Exchange Difference | 417 | | | |
| 8. Development Investment Fund | 418 | | 261.465.442.014 | 261.465.442.014 |
| 9. Enterprise Restructuring Support Fund | 419 | | | |
| 10. Other Funds within Owner's Equity | 420 | | 11.811.512.409 | 11.811.512.409 |
| 11. Unappropriated Profit After Tax | 421 | | -79.824.817.424 | -100.739.104.420 |
| - Cumulative Unappropriated Profit at End of Previous Period | 421a | | -100.739.104.420 | -34.173.812.194 |
| - Unappropriated Profit for the Current Period | 421b | | 20.914.286.996 | -66.565.292.226 |
| 12. Capital Source for Investment in Construction and Basic Assets | 422 | | | |
| 13. Non-controlling Interests | 429 | | 145.000.000 | 145.000.000 |
| II. Other Funds and Sources of Capital | 430 | | | |
| 1. Fund Sources | 431 | | | |
| 2. Fund Sources Already Formed into Fixed Assets | 432 | | | |
| TOTAL SOURCES OF CAPITAL | 440 | | 766.824.018.641 | 728.932.935.105 |

Viet Hung, October 9, 2025

Preparer



Pham Hong Phong

Chief Accountant



Dinh Thi Thu Hang

General Director



Trần Thanh

INCOME STATEMENT
Q3 2025

| Item | Code | Note | This Quarter (Current Year) | This Quarter (Previous Year) | Year-to-Date (Current Year) | Year-to-Date (Previous Year) |
|--|-----------|-----------|--------------------------------|---------------------------------|--------------------------------|---------------------------------|
| 1. Revenue from sales and service provision | 01 | 24 | 277.662.139.085 | 281.565.731.520 | 820.294.480.520 | 812.792.305.202 |
| 2. Revenue deductions | 02 | 25 | 0 | 0 | | |
| 3. Net revenue from sales and service provision (10 = 01 - 02) | 10 | 26 | 277.662.139.085 | 281.565.731.520 | 820.294.480.520 | 812.792.305.202 |
| 4. Cost of goods sold | 11 | 27 | 231.751.648.481 | 247.606.389.790 | 675.174.189.230 | 725.223.621.341 |
| 5. Gross profit from sales and service provision (20 = 10 - 11) | 20 | | 45.910.490.604 | 33.959.341.730 | 145.120.291.290 | 87.568.683.861 |
| 6. Finance income | 21 | 28 | 1.614.734.227 | 65.295.208 | 3.840.327.085 | 677.867.704 |
| 7. Finance costs | 22 | 29 | 1.090.204.543 | 1.349.545.746 | 3.439.525.737 | 4.934.040.822 |
| - Of which: Interest expenses | 23 | | 686.611.858 | 1.147.337.597 | 2.934.983.445 | 4.306.844.828 |
| 8. Share of profit or loss in joint ventures and associates | 24 | | 218.664.619 | -8.229.221.095 | -4.321.325.410 | -16.836.510.246 |
| 9. Selling expenses | 25 | 30 | 26.147.566.266 | 29.356.598.763 | 84.545.069.521 | 65.970.681.731 |
| 10. General and administrative expenses | 26 | 31 | 10.087.182.918 | 9.975.364.861 | 33.138.786.037 | 32.749.063.827 |
| 11. Operating profit before changes in working capital (30 = 20 + (21 - 22) + 24 - (25 + 26)) | 30 | | 10.418.935.723 | -14.886.093.527 | 23.515.911.670 | -32.243.745.061 |
| 12. Other income | 31 | 32 | 603.880.440 | 104.703.324 | 1.483.754.113 | 866.530.253 |
| 13. Other expenses | 32 | 33 | 525 | 10.438.031.841 | 707.295.953 | 15.743.117.451 |
| 14. Other profit (40 = 31 - 32) | 40 | | 603.879.915 | -10.333.328.517 | 776.458.160 | -14.876.587.198 |
| 15. Total accounting profit before tax (50 = 30 + 40) | 50 | | 11.022.815.638 | -25.219.422.044 | 24.292.369.830 | -47.120.332.259 |
| 16. Current income tax expense | 51 | 35.1 | 1.120.653.180 | -559.536.956 | 2.641.445.717 | 153.862.250 |
| 17. Deferred income tax expense | 52 | 35.2 | -48.643.790 | 1.688.139.287 | 736.637.117 | 3.569.560.143 |
| 18. Net profit after tax (60 = 50 - 51 - 52) | 60 | | 9.950.806.248 | -26.348.024.375 | 20.914.286.996 | -50.843.754.652 |
| 18.1 Net profit after tax attributable to the parent company | 61 | | 9.950.806.248 | -26.348.024.375 | 20.914.286.996 | -50.843.754.652 |
| 18.2 Net profit after tax attributable to non-controlling interests | 62 | | 0 | 0 | | |
| 19. Basic earnings per share (*) | 70 | 36 | 837 | -2.034 | 837 | -2.034 |
| 20. Diluted earnings per share | 71 | 36 | 837 | -2.034 | 837 | -2.034 |

Viet Hung, October 9, 2025

Preparer



Pham Hong Phong

Chief Accountant



Dinh Thi Thu Hang

General Director



Tran Thanh

CASH FLOW STATEMENTS

(Indirect Method)

| Item | Code | Notes | Year-to-date (Current Year) | Year-to-date (Previous Year) |
|--|-----------|----------|--------------------------------|---------------------------------|
| I. Cash flow from operating activities | | | | |
| 1. Profit before tax | 01 | | 24.292.369.830 | -47.120.332.259 |
| 2. Adjustments for items | | | | |
| - Depreciation of fixed assets and investment property | 02 | | 35.071.396.067 | 39.922.305.210 |
| - Provisions | 03 | | 4.061.872.242 | 20.088.918.524 |
| - Foreign exchange gains or losses due to the revaluation of foreign currency monetary items | 04 | | -173.090.322 | 0 |
| - Gains or losses from investment activities | 05 | | 3.531.110.012 | -33.387.536 |
| - Interest expenses | 06 | | 2.934.983.445 | 4.306.844.828 |
| - Other adjustments | 07 | | 0 | 0 |
| 3. Profit from operating activities before changes in working capital | 08 | | 69.718.641.274 | 17.164.348.767 |
| - Increase/decrease in receivables | 09 | | -2.433.815.596 | -18.971.744.999 |
| - Increase/decrease in inventory | 10 | | -24.519.992.158 | 77.006.433.618 |
| - Increase/decrease in payables (excluding interest payable, corporate income tax payable) | 11 | | 22.955.258.433 | -11.057.868.282 |
| - Increase/decrease in prepaid expenses | 12 | | 422.704.110 | 5.439.311.988 |
| - Increase/decrease in trading securities | 13 | | | |
| - Interest paid | 14 | | -1.061.586.754 | -4.718.467.600 |
| - Corporate income tax paid | 15 | | -1.192.000.945 | -3.138.851.756 |
| - Other cash receipts from operating activities | 16 | | 1.136.646.592 | 100.000.000 |
| - Other cash payments for operating activities | 17 | | -3.586.231.808 | -2.338.967.237 |
| Net cash flow from operating activities | 20 | | 61.439.623.148 | 59.484.194.499 |
| II. Cash flow from investing activities | | | | |
| 1. Cash payments for the purchase or construction of fixed assets and other long-term assets | 21 | | 0 | -63.896.000 |
| 2. Cash receipts from the disposal or sale of fixed assets and other long-term assets | 22 | | 440.053.900 | 0 |
| 3. Cash payments for loans or purchases of debt instruments from other entities | 23 | | -56.500.000.000 | 0 |
| 4. Cash receipts from loan recoveries or sales of debt instruments from other entities | 24 | | 30.089.870.171 | 0 |
| 5. Cash payments for investments in other entities | 25 | | | |
| 6. Cash receipts from the recovery of investments in other entities | 26 | | | |
| 7. Cash receipts of interest on loans, dividends, and profit sharing | 27 | | 1.920.789.354 | 1.408.179.956 |
| Net cash flow from investing activities | 30 | | -24.049.286.575 | 1.344.283.956 |
| III. Cash flow from financing activities | | | | |
| 1. Cash receipts from issuing shares, capital contributions from owners | 31 | | | |
| 2. Cash repayments to owners, repurchase of shares issued by the company | 32 | | | |
| 3. Cash receipts from borrowing | 33 | | 215.877.098.579 | 253.595.786.857 |
| 4. Cash payments for loan principal repayment | 34 | | -226.277.804.266 | -283.612.880.921 |
| 5. Cash payments for lease liability repayment | 35 | | 0 | -926.661.111 |
| 6. Dividends and profits paid to owners | 36 | | -1.521.885.245 | -1.794.629.140 |
| Net cash flow from financing activities | 40 | | -11.922.590.932 | -32.738.384.315 |
| Net cash flow for the period (50 = 20 + 30 + 40) | 50 | | 25.467.745.641 | 28.090.094.140 |
| Cash and cash equivalents at the beginning of the period | 60 | | 68.167.670.442 | 38.985.788.401 |
| Effect of exchange rate changes on cash equivalents | 61 | | 48.112.247 | 0 |
| Cash and cash equivalents at the end of the period (70 = 50 + 60 + 61) | 70 | 3 | 93.683.528.330 | 67.075.882.541 |

Preparer

Pham Hong Phong

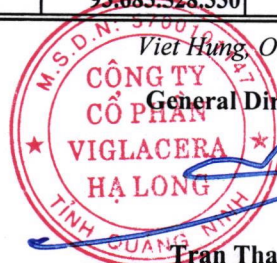
Chief Accountant

Dinh Thi Thu Hang

Viet Hung, October 9, 2025

General Director

Tran Thanh



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

Period from 01/01/2025 to 30/09/2025

1 . GENERAL INFORMATION

Form of Ownership

Viglacera Ha Long Joint Stock Company (formerly Ha Long Ceramics Construction Joint Stock Company) was established under Decision No. 141/QD-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/QD-BXD dated December 27, 2005, issued by the Ministry of Construction, which approved the equitization plan of Ha Long Ceramics 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.

| Name of Unit | 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 |

Information on the company's subsidiaries, joint ventures, and associates: See details in Appendix No. 06.

Business Sector

The Company engages in a variety of business sectors.

Business Activities

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 Finance 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 construction materials.

Ordinary Production and Business Cycle: Less than 12 months.

Group Structure

- Total number of subsidiaries:

- ☐ Number of subsidiaries consolidated: 2.
- ☐ Number of subsidiaries not consolidated: 0.

The company has the following subsidiaries consolidated into the financial statements as of September 30, 2025:

| Name of Company | Address | Percentage of Ownership | Voting Rights Percentage | Main Business Activity |
|--|------------|-------------------------|--------------------------|------------------------|
| Viglacera Clinker Tile Joint Stock Company | Quang Ninh | 99,99% | 99,99% | Construction materials |
| Viglacera Ha Long Trading Limited Company | Quang Ninh | 100% | 100% | Construction materials |

Characteristics of the Company's Operations in the Fiscal Year Affecting the Financial Statements

The global COVID-19 pandemic had a significant impact on the company's production and business activities.

2 . ACCOUNTING REGIME AND POLICIES APPLIED AT THE COMPANY

2.1 . Fiscal Year and Currency Used in Accounting

The company's fiscal year begins on January 1 and ends on December 31 of each year.

The currency used in accounting records is the Vietnamese Dong (VND).

2.2 . Accounting Standards and Regime Applied

Accounting Regime Applied

The company applies the Enterprise Accounting Regime issued under Circular No. 200/2014/TT-BTC dated December 22, 2014, by the Ministry of Finance, which guides the enterprise accounting regime, and Circular No. 202/2014/TT-BTC dated December 22, 2014, by the Ministry of Finance, which guides the preparation and presentation of consolidated financial statements.

Statement of Compliance with Accounting Standards and Regimes

The company has applied the Vietnamese Accounting Standards and the relevant guiding documents issued by the government. The financial statements are prepared and presented in accordance with the requirements of each standard, the guiding circulars, and the currently applicable accounting regime.

Accounting System Applied

The company applies a computerized accounting system.

2.3 . Basis for Preparing Consolidated Financial Statements

The Company's consolidated financial statements are prepared based on the consolidation of the Company's consolidated balance sheet and the financial statements of the subsidiaries controlled by the Company (subsidiaries), which are prepared on a periodic basis. Control is achieved when the Company has the ability to control the financial and operational policies of the investee companies to derive benefits from their activities.

The financial statements of the subsidiaries are prepared for the same fiscal year as those of the Company, using accounting policies consistent with those of the Company. Where necessary, the financial statements of the subsidiaries are adjusted to ensure consistency with the accounting policies applied by the Company and its subsidiaries.

Significant balances, income, and expenses, including unrealized gains or losses arising from intercompany transactions, are eliminated during the consolidation of the financial statements.

Non-controlling interests: The non-controlling interest at the end of the period is calculated by adding the non-controlling interest at the beginning of the period to the non-controlling interest arising during the period.

2.4 . Financial Instruments

Initial Recognition

Financial Assets

The Company's financial assets include cash and cash equivalents, receivables from customers and other receivables, loans, short-term and long-term investments. At the initial recognition date, financial assets are measured at purchase price/issuance cost plus directly attributable transaction costs related to the acquisition or issuance of the financial assets.

Financial Liabilities

The Company's financial liabilities include borrowings, payables to suppliers and other payables, and accrued expenses. At the initial recognition date, financial liabilities are measured at issuance cost plus directly attributable transaction costs related to the issuance of the financial liabilities.

Post-Recognition Value

Currently, there are no regulations regarding the revaluation of financial instruments after their initial recognition.

2.5 . Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, bank deposits, and short-term investments with a maturity of no more than three months that are highly liquid, readily convertible into known amounts of cash, and subject to an insignificant risk of changes in value.

2.6 . Receivables

Receivables are presented in the financial statements at their carrying value, including customer receivables and other receivables, net of allowances for doubtful debts.

An allowance for doubtful debts is established for receivables that are overdue as specified in economic contracts, loan agreements, commitments, or receivables not yet due but deemed unrecoverable. The provision for overdue receivables is based on the original repayment schedule stated in the sales contract, excluding any debt extensions agreed upon by the parties. For receivables not yet due, provisions are made if the debtor is bankrupt, undergoing dissolution procedures, missing, or has absconded.

2.7 . Inventories

Inventories are measured at cost. In cases where the net realizable value is lower than the cost, inventories are measured at net realizable value. The cost of inventories includes purchase costs, conversion costs, and other directly attributable costs incurred to bring the inventories to their current location and condition.

Inventory values are determined using the weighted average method.

Method for Determining the Value of Work-in-Progress: The value of work-in-progress for finished goods is determined based on the completion rate of the work-in-progress at the end of the cost calculation period and the planned cost of each type of product.

Inventories are accounted for using the perpetual inventory method.

A provision for inventory devaluation is made at the year-end, representing the difference where the cost of inventories exceeds their net realizable value.

2.8 . Fixed Assets and Depreciation

Tangible and intangible fixed assets are recorded at cost. During use, tangible and intangible fixed assets are accounted for at historical cost, accumulated depreciation, and net book value. Depreciation is calculated using the straight-line method.

Fixed assets under finance leases are recorded at their fair value or the present value of the minimum lease payments (whichever is lower), plus any directly attributable initial costs related to the finance lease (excluding value-added tax). During use, fixed assets under finance leases are accounted for at historical cost, accumulated depreciation, and net book value. Depreciation of fixed assets under finance leases is allocated over the lease term as specified in the lease agreement and included in production and business expenses to ensure full recovery of the capital.

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

| | |
|----------------------------|---------------|
| - Buildings and structures | 10 - 40 years |
| - Machinery and equipment | 05 - 20 years |
| - Transportation vehicles | 06 - 10 years |
| - Office equipment | 03 - 10 years |
| - Intangible fixed assets | 03 years |

Fixed assets under finance leases are depreciated in the same manner as the Company's owned fixed assets. For finance-leased fixed assets that are not certain to be purchased at the end of the lease term, depreciation is calculated based on the lease term if the lease term is shorter than the useful life of the asset.

2.9 . Financial Investments

Investments held to maturity include: term bank deposits (including promissory notes and treasury bills), bonds, preferred shares that the issuer is obligated to repurchase at a specific future date, loans held to maturity for the purpose of earning periodic interest, and other investments held to maturity.

Investments in subsidiaries, joint ventures, and associates purchased during the period are recognized by the acquirer based on the acquisition date, purchase price, and following accounting procedures in compliance with the accounting standards for "Business Combinations" and "Investments in Joint Ventures and Associates." In the consolidated financial statements, investments in associates are accounted for using the equity method. The carrying value of investments in equity instruments of other entities where the Company does not have control, joint control, or significant influence is determined at cost if the investment is made in cash, or at revalued value if the investment is made in non-monetary assets.

Dividends received in the form of shares are recognized only as an increase in the number of shares received, without increasing the value of the investment or recognizing financial income.

DProvision for Impairment of Investments

Provisions for impairment of investments are made at the end of the reporting period, as follows:

For investments in subsidiaries and capital contributions to other entities: Provisions are based on the consolidated financial statements of the subsidiary or the investee entity at the time the provision is made.

For long-term investments (not classified as trading securities) and investments with no significant influence over the investee entity: 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 entity at the time the provision is made.

For investments held to maturity: Provisions for doubtful debts are made in accordance with legal regulations, based on the recoverability of the investment.

2.10 . Borrowing Costs

Borrowing costs are recognized as production and business expenses during the period in which they are incurred, except for borrowing costs directly attributable to the investment, construction, or production of qualifying assets, which are capitalized into the asset's value when the conditions prescribed in Vietnamese Accounting Standard No. 16 "Borrowing Costs" are met. Additionally, for specific loans used to finance the construction of fixed assets or investment properties, interest is capitalized even if the construction period is less than 12 months.

For general-purpose loans, which include amounts used for the investment, construction, or production of a qualifying asset, the borrowing costs eligible for capitalization in each accounting period are determined based on the capitalization rate applied to the weighted average cumulative expenditure incurred for the construction or production of the asset. The capitalization rate is calculated as the weighted average interest rate of outstanding loans during the period, excluding specific loans designated for a particular qualifying asset.

2.11 . Prepaid Expenses

Expenses incurred that relate to the production and business results of multiple accounting periods are recorded as prepaid expenses and allocated gradually into business results in subsequent accounting periods. The calculation and allocation of long-term prepaid expenses to production and business expenses in each accounting period are based on the nature and scale of each expense type to select an appropriate allocation method and criterion. Prepaid expenses are allocated to production and business expenses on a straight-line basis.

2.12 . Accrued Expenses

Accrued expenses include amounts payable for goods or services received from suppliers or provided to customers during the reporting period but not yet paid, as well as other payable amounts such as paid leave wages, costs incurred during seasonal production suspensions, and accrued loan interest expenses. These amounts are recognized in the production and business expenses of the reporting period.

The recognition of accrued expenses in production and business expenses during the period follows the matching principle, ensuring that revenue and expenses incurred in the period are matched. Accrued expenses are reconciled with the actual expenses incurred, and any differences between the accrued amounts and actual expenses are reversed.

2.13 . Provisions for Liabilities

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

- The enterprise has a present obligation (either a legal or constructive obligation) arising from a past event;
- A probable outflow of economic benefits is expected, requiring payment to settle the obligation;
- A reliable estimate can be made regarding the amount of the obligation.

The value recorded for a provision for liabilities is the best reasonable estimate of the amount that will need to be paid to settle the present obligation at the end of the reporting period.

Only costs directly related to the initial provision for liabilities can be offset by the provision.

Provisions for liabilities are recognized as production and business expenses in the reporting period. Any difference between the provision established in the prior period that has not been used and the provision established in the current period is reversed and reduces production and business expenses in the current period.

2.14 . Equity Capital

The owner's equity is recognized based on the actual capital contributed by the owners.

Share premium is recognized as the difference between the actual issue price and the par value of the shares when the shares are initially issued, additionally issued, or reissued from treasury stock. Direct costs related to the issuance of additional shares or the reissuance of treasury stock are deducted from share premium.

Other equity of the owners is recognized based on the remaining value between the fair value of assets received from other organizations or individuals as donations, after deducting any taxes payable (if applicable), and the amount added from the results of business operations.

Treasury stock refers to shares issued by the company and later repurchased. Treasury stock is recorded at its actual value and presented on the balance sheet as a reduction in equity capital. The company does not recognize any gains or losses when repurchasing, selling, issuing, or canceling treasury stock.

Undistributed after-tax profit reflects the operating results (profits or losses) after corporate income tax and the distribution or treatment of profits or losses of the company. Profit distribution is carried out when the company has undistributed after-tax profits that do not exceed the undistributed after-tax profit shown in the consolidated financial statements, after excluding the impact of gains recognized from bargain purchases. In the case of dividend payments, profits for shareholders that exceed the undistributed after-tax profits are recognized as a reduction in equity capital. The undistributed after-tax profit may be distributed to investors based on their contribution ratio, after approval by the General Meeting of Shareholders/Board of Directors, and after setting aside provisions for funds according to the company's charter and Vietnamese law regulations.

Dividends payable to shareholders are recognized as liabilities on the consolidated balance sheet of the company after the Board of Directors has announced the dividend declaration and the Vietnam Securities Depository Center has announced the dividend entitlement date.

2.15 . Foreign Currency Transactions

The actual exchange rates for foreign currency transactions that occur during the period:

- The exchange rate for buying and selling foreign currency is the rate specified in the foreign exchange contract between the Company and the commercial bank;
- The exchange rate for recognizing receivables is the buying rate of the commercial bank where the Company designates the customer to make payments at the time the transaction occurs;
- The exchange rate for recognizing payables is the selling rate of the commercial bank where the Company expects to conduct the transaction at the time the transaction occurs;
- The exchange rate when purchasing assets or making immediate payments in foreign currency is the buying rate of the commercial bank where the Company makes the payment.

Exchange Rates for Revaluation of Monetary Items in Foreign Currency at the Reporting Date

- For assets classified as assets, apply the foreign currency buying rate;
- For foreign currency deposits, apply the buying rate of the specific bank where the Company holds the foreign currency account;
- For liabilities classified as payables, apply the selling rate of the commercial bank with which the Company frequently transacts.

All exchange rate differences arising during the period, as well as differences resulting from revaluing the balances of monetary items in foreign currency at the end of the period, are recognized in the operating results of the reporting period.

2.16 . Revenue Recognition

Revenue from Sales of Goods

Revenue from the sale of goods is recognized when the following conditions are met simultaneously:

- • The majority of the risks and rewards associated with ownership of the product or goods have been transferred to the buyer;
- • The Company no longer retains control over the goods as an owner or has management control over the goods;
- • The revenue can be determined with reasonable certainty;
- • The Company has received or will receive economic benefits from the sales transaction;
- • The costs related to the sales transaction can be determined.

Revenue from Service Provision

Revenue from the provision of services is recognized when the following conditions are met simultaneously

- • The revenue can be determined with reasonable certainty;
- • There is a reasonable expectation of obtaining economic benefits from the service transaction;
- • The portion of the service work completed by the reporting date can be determined;
- • The costs incurred for the transaction and the costs to complete the service provision transaction can be determined.

The portion of the service work completed is determined using the percentage-of-completion method.

Revenue from Financial Activities

Revenue arising from interest, royalties, dividends, profit distributions, and other financial income is recognized when the following two (2) conditions are met:

- • There is a reasonable expectation of obtaining economic benefits from the transaction;
- • The revenue can be determined with reasonable certainty.

Dividends and profit distributions are recognized when the Company has the right to receive dividends or profit distributions from its investments.

2.17 . Recognition of Financial Expenses

The expenses recognized under financial expenses include

- • Costs or losses related to financial investment activities;
- • Borrowing costs;
- • Exchange rate losses arising from foreign currency transactions;
- • Provision for the decline in the value of securities investments.

These items are recognized in total for the period, without offsetting against financial income.

2.18 . Taxes

Current Taxes

Tax assets and liabilities for the current year and prior years are determined based on the amounts expected to be payable to (or recoverable from) the tax authorities, applying the tax rates and tax laws in effect at the end of the reporting period.

Deferred Income Taxes

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Deferred income taxes are determined for temporary differences at the end of the financial year between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes. Deferred tax assets and liabilities are determined using the tax rates that are expected to apply to the year when the asset is realized or the liability is settled, based on the tax rates and laws in effect at the end of the reporting period

2.19 . Related Parties

A party is considered related if it has the ability to control or significantly influence the other party's decisions regarding financial and operational policies. The related parties of the Company include

- • Entities that directly or indirectly, through one or more intermediaries, have control over the Company, are controlled by the Company, or are under common control with the Company, including the parent company, subsidiaries, and affiliated companies;
- • Individuals who directly or indirectly hold voting rights in the Company that give them significant influence over the Company, key management personnel of the Company, and close family members of these individuals;
- • Entities controlled directly or indirectly by the individuals mentioned above, or which hold significant voting rights or have significant influence over the Company.

In reviewing each relationship with related parties, the nature of the relationship should be considered, rather than just the legal form of those relationships

3 . CASH AND CASH EQUIVALENTS

| | 30/09/2025 | 01/01/2025 |
|------------------|-----------------------|-----------------------|
| | VND | VND |
| Cash | 1.532.681.197 | 2.058.193.526 |
| Bank deposits | 46.150.847.133 | 18.109.476.916 |
| Cash equivalents | 46.000.000.000 | 48.000.000.000 |
| | 93.683.528.330 | 68.167.670.442 |

4 . FINANCIAL INVESTMENTS

b) Investments held to maturity

| | 30/09/2025 | 01/01/2025 |
|---|------------------------|------------------------|
| a) Investments in subsidiaries | - | - |
| Viglacera Ha Long Trading Limited Company ^[1] | | |
| Viglacera Clinker Tile Joint Stock Company ^[2] | | |
| b) Investments in other entities | 34.386.572.353 | 38.707.897.763 |
| • Viglacera Ha Long II Joint Stock Company | 9.251.499.555 | 8.247.847.363 |
| • Dong Trieu Viglacera Joint Stock Company | 23.135.072.798 | 28.460.050.400 |
| • Viglacera Trading Joint Stock Company | 2.000.000.000 | 2.000.000.000 |
| • Viglacera Can Loc Joint Stock Company | | |
| c) Provisions for long-term financial investments | (2.000.000.000) | (2.000.000.000) |
| | 32.386.572.353 | 36.707.897.763 |

5 . ACCOUNTS RECEIVABLE FROM CUSTOMERS

| | 30/09/2025 | 01/01/2025 |
|---|-----------------------|-----------------------|
| | VND | VND |
| a) Short-term receivables from customers | 15.296.691.428 | 15.843.475.931 |
| • EUTO INC - South Korea | 5.934.097.285 | 3.024.228.689 |
| • Viglacera Van Hai Joint Stock Company | | 705.940.796 |
| Viglacera Trading JSC | 896.690.716 | 1.228.629.064 |
| Viglacera Ceramic Tiles Trading Joint Stock Company | 1.200.449.840 | 263.442.731 |
| • Viglacera Ha Long II Joint Stock Company | 11.122.065 | 947.803.785 |

| | | |
|---|-----------------------|-----------------------|
| • Dong Trieu Viglacera Joint Stock Company | 250.000.000 | 300.000.000 |
| New Era Industries | 4.391.537.611 | 1.634.819.180 |
| Que Dong Representative Office | | 1.982.752.498 |
| Hoang Dien Representative Office | | 1.711.686.711 |
| Ut Lanh Representative Office | | 906.691.628 |
| Yen Loan Representative Office | 1.539.319.359 | 1.542.919.359 |
| Other receivables from customers | 1.073.474.552 | 1.594.561.490 |
| b) Long-term Receivables from Customers | 2.142.749.698 | 2.142.749.698 |
| - • Dong Trieu Viglacera Joint Stock Company Affiliate | 2.142.749.698 | 2.142.749.698 |
| | 17.439.441.126 | 17.986.225.629 |

6 . OTHER RECEIVABLES

| | 30/09/2025 | | 01/01/2025 | |
|---|-----------------------|-----------------------|-----------------------|-----------------------|
| | Original Cost | Provisions | Original Cost | Provisions |
| | VND | VND | VND | VND |
| a) Short-term | 41.560.890.724 | 23.840.125.293 | 40.803.082.362 | 23.951.050.293 |
| Deposits, collateral | 2.566.232.179 | | 2.597.239.598 | |
| Advances paid on behalf of others | | | | |
| Other receivables | 38.994.658.545 | 23.840.125.293 | 38.205.842.764 | 23.951.050.293 |
| Interest receivable from Viglacera Dap Cau Joint Stock Company | 1.004.169.000 | 1.004.169.000 | 1.004.169.000 | 1.004.169.000 |
| Accrued interest on bank deposits | 884.559.452 | | 122.561.644 | |
| Technology transfer fees receivable from Viglacera Tu Liem Joint Stock Company | | - | 110.925.000 | 110.925.000 |
| Technology transfer fees receivable from Viglacera Huu Hung Joint Stock Company | 200.691.000 | 200.691.000 | 200.691.000 | 200.691.000 |
| Technology transfer fees receivable from Viglacera Ba Hien Joint Stock Company | 500.000.000 | 500.000.000 | 500.000.000 | 500.000.000 |
| Social insurance, health insurance receivables | 40.522 | | - | |
| Receivables from Constrexim Construction and Trading Investment Company | 839.581.386 | 839.581.386 | 839.581.386 | 839.581.386 |
| Advances from employees | 144.799.829 | | 104.259.847 | |
| Land use fees, compensation, and other costs for the 28-hectare Hoanh Bo project (ii) | 33.642.634.419 | 16.754.634.419 | 33.642.634.419 | 16.754.634.419 |
| Other receivables | 1.778.182.937 | 4.541.049.488 | 1.681.020.468 | 4.541.049.488 |
| b) Long-term | 3.665.646.454 | 750.952.000 | 3.665.646.454 | 750.952.000 |
| Deposits, collateral | 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 Hoanh
Bo project (ii)

| | | | |
|-----------------------|-----------------------|-----------------------|-----------------------|
| <u>45.226.537.178</u> | <u>24.591.077.293</u> | <u>44.468.728.816</u> | <u>24.702.002.293</u> |
|-----------------------|-----------------------|-----------------------|-----------------------|

7 · ASSETS AWAITING DISPOSAL

| 30/09/2025 | | 01/01/2025 | |
|------------|-------|------------|-------|
| Quantity | Value | Quantity | Value |

8 · BAD DEBTS

| | 30/09/2025 | | 01/01/2025 | |
|--|-----------------------|--------------------------|-----------------------|--------------------------|
| | Original Cost VND | Recoverable Value VND | Original Cost VND | Recoverable Value VND |
| The total value of receivables, loans past due or not yet due but difficult to recover (Details of items $\geq 10\%$) | 43.522.924.108 | 18.781.846.815 | 43.483.849.108 | 18.781.846.815 |
| - • Loan interest, technology transfer fees, and advances - Dong Trieu Viglacera Joint Stock Company | 3.643.701.698 | 1.893.846.815 | 3.693.701.698 | 1.893.846.815 |
| • Excavation, transportation, site leveling costs, appraisal costs, and other expenses for the project "Resettlement Area and Housing for Employees of the Tunnel Brick Plant" in Le Loi Commune | 33.642.634.419 | 16.888.000.000 | 33.642.634.419 | 16.888.000.000 |
| • Viglacera Dap Cau Glass Joint Stock Company | 3.004.169.000 | | 3.004.169.000 | |
| Other items | 3.232.418.991 | | 3.143.343.991 | |
| | <u>43.522.924.108</u> | <u>18.781.846.815</u> | <u>43.483.849.108</u> | <u>18.781.846.815</u> |

9 · INVENTORIES

| | 30/09/2025 | | 01/01/2025 | |
|------------------------------|------------------------|-----------------------|------------------------|-----------------------|
| | Original Cost VND | Provisions VND | Original Cost VND | Provisions VND |
| Goods in transit | - | | | |
| Raw materials, supplies | 170.088.032.731 | | 180.318.746.852 | |
| Tools, equipment | 183.728.096 | | 130.848.096 | |
| In-progress production costs | 15.367.412.099 | | 15.812.544.725 | |
| Finished goods | 129.556.696.928 | 16.700.679.825 | 98.320.901.856 | 17.420.774.318 |
| Merchandise | 4.886.168.360 | 105.408.222 | 1.617.144.355 | 105.408.222 |
| | <u>320.082.038.214</u> | <u>16.806.088.047</u> | <u>296.200.185.884</u> | <u>17.526.182.540</u> |

* Provision for inventory write-down at the end of the period increased compared to the beginning of the period due to the provision for certain types of finished goods that have been in stock for a long time and remain unsold.

10 . LONG-TERM WORK IN PROGRESS

a) Long-term Production and Business Costs in Progress

| 30/09/2025 | | 01/01/2025 | |
|---------------|------------|---------------|------------|
| Original Cost | Provisions | Original Cost | Provisions |
| VND | VND | VND | VND |

b) Construction in Progress

| | 30/09/2025 | 01/01/2025 |
|--|--------------------|--------------------|
| | VND | VND |
| Construction in progress | 477.712.088 | 477.712.088 |
| - • Other projects | 477.712.088 | 477.712.088 |
| Asset Purchase | - | - |
| Periodic repair of fixed assets | 175.423.150 | - |
| - Tiêu Giao Factory | 78.541.740 | - |
| - Hoàn Bò Factory | 96.881.410 | - |
| | 653.135.238 | 477.712.088 |

11 . TANGIBLE FIXED ASSETS

See details in Appendix 1

12 . FINANCE LEASED FIXED ASSETS

See details in Appendix 2

13 . INTANGIBLE FIXED ASSETS

See details in Appendix 3

14 . PREPAID EXPENSES

| | 30/09/2025 | 01/01/2025 |
|---|-------------------|--------------------|
| | VND | VND |
| a) Short-term | 18.981.053 | 320.685.167 |
| Vehicle insurance expenses | 10.303.053 | 216.003.867 |
| Other expenses | 8.678.000 | 104.681.300 |
| b) Long-term | 26.888.891 | 147.888.887 |
| Initial costs of clay mines | | |
| Long-term vehicle lease expenses and other expenses | 26.888.891 | 147.888.887 |
| | 45.869.944 | 468.574.054 |

15 . OTHER ASSETS

| 30/09/2025 | 01/01/2025 |
|------------|------------|
| VND | VND |
| - | - |

16 . LOANS AND FINANCE LEASE LIABILITIES

Details are provided in Appendix 4

17 . ACCOUNTS PAYABLE TO SUPPLIERS

| | 30/09/2025 | | 01/01/2025 | |
|---|----------------|----------------------------------|----------------|----------------------------------|
| | Value | Amount Capable of Debt Repayment | Value | Amount Capable of Debt Repayment |
| | VND | VND | VND | VND |
| a) Short-term Accounts Payable to Suppliers | 46.221.320.769 | 46.221.320.769 | 57.154.825.231 | 57.154.825.231 |
| • Huyen Trang Mineral Joint Stock Company | 5.294.305.280 | 5.294.305.280 | 7.258.496.850 | 7.258.496.850 |
| TPT INTERNATIONAL EQUIPMENT JOINT STOCK COMPANY | 3.980.859.425 | 3.980.859.425 | 4.739.491.895 | 4.739.491.895 |
| Branch of Company 16 in Hanoi | - | - | 3.301.689.820 | 3.301.689.820 |
| Bao Cham Company | 3.424.059.540 | 3.424.059.540 | - | - |
| Ngoc Lam Manufacturing, Trading, and Service Joint Stock Company | - | - | 6.711.740.365 | 6.711.740.365 |
| Dai Phuc Hai Co., Ltd. | 933.320.472 | 933.320.472 | 1.928.299.167 | 1.928.299.167 |
| Tu Duong HB Co., Ltd. | 548.294.635 | 548.294.635 | 500.267.488 | 500.267.488 |
| An Phat Import Export TMDV Company Limited | - | - | 5.893.827.500 | 5.893.827.500 |
| Toan My 66 QN Co., Ltd. | 538.250.400 | 538.250.400 | 915.952.320 | 915.952.320 |
| Vic Group Joint Stock Company | 1.432.137.564 | 1.432.137.564 | - | - |
| Halong II Construction Joint Stock Company | 784.136.225 | 784.136.225 | 1.101.351.430 | 1.101.351.430 |
| Quang Ninh Sea Transportation and Export-Import Joint Stock Company | 3.013.663.255 | 3.013.663.255 | 1.355.136.387 | 1.355.136.387 |
| Dong A Logistics Joint Stock Company | - | - | 481.271.666 | 481.271.666 |
| Thanh Nam Trading Service Company Limited | 871.610.357 | 871.610.357 | 305.549.658 | 305.549.658 |
| Vinaglaze Joint Stock Company | 373.161.600 | 373.161.600 | 542.960.000 | 542.960.000 |
| Hoang Quan Investment and Trading Co., Ltd. | 1.508.544.000 | 1.508.544.000 | 2.470.961.549 | 2.470.961.549 |
| CERAGLAS Co., Ltd. | 3.914.681.342 | 3.914.681.342 | 2.134.997.480 | 2.134.997.480 |
| Hien Gia Co., Ltd. | 1.322.118.039 | 1.322.118.039 | 1.077.112.588 | 1.077.112.588 |
| ETC Technology Equipment Company Limited | 1.079.465.352 | 1.079.465.352 | 1.054.774.970 | 1.054.774.970 |
| Hoang Dung Trading Co., Ltd. | 150.367.852 | 150.367.852 | 150.367.852 | 150.367.852 |
| Lan Ngoan Company Limited | 717.978.975 | 717.978.975 | - | - |
| Ha Phong Construction and Trading Mechanical Company Limited | 698.203.002 | 698.203.002 | 785.653.002 | 785.653.002 |
| Nhat Nam Industrial Trading Service Company Limited | 1.182.158.688 | 1.182.158.688 | 1.212.120.626 | 1.212.120.626 |
| Thang Loi Company Limited | 696.610.750 | 696.610.750 | 563.931.500 | 563.931.500 |

| | | | | |
|--|-----------------------|-----------------------|-----------------------|-----------------------|
| - Other payables | 13.757.394.016 | 13.757.394.016 | 12.668.871.118 | 12.668.871.118 |
| b) Long-term Accounts Payable to Sur | | | | |
| c) Overdue Payables | | | | |
| d) Accounts Payable to Related Parties | | | | |
| | <u>46.221.320.769</u> | <u>46.221.320.769</u> | <u>57.154.825.231</u> | <u>57.154.825.231</u> |

18 . ACCRUED EXPENSES

| | 30/09/2025 VND | 01/01/2025 VND |
|---|-----------------------|-----------------------|
| a) Short-term | 40.142.643.433 | 17.993.877.182 |
| Interest expenses payable | 6.628.132.510 | 4.754.735.819 |
| Sales support, promotions, customer conferences, advertising, sample costs, etc. | 25.233.136.000 | 10.581.207.000 |
| Other accrued expenses (electricity for quarter 3, clay mine licensing fees, technical service) | 8.281.374.923 | 2.657.934.363 |
| b) Long-term | - | - |
| | <u>40.142.643.433</u> | <u>17.993.877.182</u> |

19 . OTHER PAYABLES

| | 30/09/2025 VND | 01/01/2025 VND |
|--|----------------------|----------------------|
| a) Short-term | 9.182.267.921 | 9.596.362.153 |
| Surplus assets awaiting disposal | - | - |
| Trade union funds | 692.925.820 | - |
| Social insurance | 501.224.316 | 3.061.488 |
| Health insurance | 650.655.697 | 546.874.307 |
| Short-term deposits and collateral received | 741.368.000 | 770.268.000 |
| Other payables and obligations | 6.596.094.088 | 8.276.158.358 |
| - Dividends payable | 491.842.435 | 491.842.435 |
| - Training funds | 661.371.511 | 661.371.511 |
| - Public utility funds | 737.107.292 | 792.457.810 |
| - Refund of excess advances from employees | 853.624.760 | 1.515.233.729 |
| - Bonus payments for the executive board and employees | 18.874.730 | 1.448.374.730 |
| - Support for relocating boundary clearance areas | 2.027.949.744 | 2.526.426.994 |
| - Other payables and obligations | 1.805.323.616 | 840.451.149 |
| b) Long-term | - | - |
| c) Overdue Payables | - | - |
| | <u>9.182.267.921</u> | <u>9.596.362.153</u> |

20 . UNEARNED REVENUE

| | 30/09/2025 VND | 01/01/2025 VND |
|----------------------|----------------------|----------------------|
| a) Short-term | 581.636.434 | 581.636.434 |
| Deferred revenue | 581.636.434 | 581.636.434 |
| b) Long-term | 8.145.941.547 | 8.436.759.764 |
| Deferred revenue | 8.145.941.547 | 8.436.759.764 |

21 . PROVISIONS FOR LIABILITIES

| | 8.727.577.981 | 9.018.396.198 |
|--|-----------------------|-----------------------|
| | 30/09/2025 | 01/01/2025 |
| | VND | VND |
| a) Short-term | 9.078.479.965 | 8.656.913.640 |
| - Costs for periodic fixed asset maintenance | 3.846.885.133 | |
| - Environmental restoration costs | 5.231.594.832 | 8.656.913.640 |
| - 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 |
| | 11.828.479.965 | 11.406.913.640 |

22 . OWNER'S EQUITY

a) Statement of Changes in Owner's Equity

See details in Appendix 6.

b) Details of Owner's Equity Contributions

| | 30/09/2025 | Tỷ lệ | 01/01/2025 | Tỷ lệ |
|--|------------------------|---------------|------------------------|---------------|
| | VND | % | VND | % |
| Capital Contribution by Viglacera Corporatio | 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 |
| | 250.000.000.000 | 100,00 | 250.000.000.000 | 100,00 |

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

| | 9T.2025 | 9T.2024 |
|--|-----------------|-----------------|
| | 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 |
| Dividends and Profits Distributed | | |
| Dividends and profits distributed based on the prior year's profit | | - |

d) Shares

| | 30/09/2025 | 01/01/2025 |
|---|------------|------------|
| Number of Shares Registered for Issuance | 25.000.000 | 25.000.000 |
| Number of Shares Issued to the Public | 25.000.000 | 25.000.000 |
| - Common shares | 25.000.000 | 25.000.000 |
| Number of Shares Repurchased | - | - |
| - Common shares | - | - |
| Number of Outstanding Shares | 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

| | 30/09/2025 | 01/01/2025 |
|---|------------------------|------------------------|
| | VND | VND |
| Development Investment Fund | 261.465.442.014 | 261.465.442.014 |
| Enterprise Restructuring Support Fund | - | - |
| Other Funds within Owner's Equity | 11.811.512.409 | 11.811.512.409 |
| | 273.276.954.423 | 273.276.954.423 |
| 23 . OFF-BALANCE SHEET ITEMS | | |
| | 30/09/2025 | 01/01/2025 |
| | VND | VND |
| c) Foreign Currencies | 62.774,98 | 98.090,59 |
| 24 . TOTAL REVENUE FROM SALES OF GOODS AND PROVISION OF SERVICES | | |
| | 9T.2025 | 9T.2024 |
| | VND | VND |
| Revenue from finished goods sales | 819.766.642.492 | 804.853.348.825 |
| Revenue from clay, materials, and other products sales | 527.838.028 | 7.938.956.377 |
| | 820.294.480.520 | 812.792.305.202 |
| 25 . DEDUCTIONS FROM REVENUE | | |
| | 9T.2025 | 9T.2024 |
| | - | - |
| 26 . NET REVENUE FROM SALES OF GOODS AND PROVISION OF SERVICES | | |
| | 9T.2025 | 9T.2024 |
| | VND | VND |
| Revenue from finished goods sales | 819.766.642.492 | 804.853.348.825 |
| Revenue from clay and other products sales | 527.838.028 | 7.938.956.377 |
| | 820.294.480.520 | 812.792.305.202 |
| 27 . COST OF GOODS SOLD | | |
| | 9T.2025 | 9T.2024 |
| | VND | VND |
| Cost of finished goods sold | 675.366.445.695 | 720.001.904.788 |
| Cost of clay and other products sold | 527.838.028 | 411.855.252 |
| Provision for/write-back of inventory devaluation | (720.094.493) | 4.809.861.301 |
| | 675.174.189.230 | 725.223.621.341 |
| 28 . FINANCIAL INCOME | | |
| | 9T.2025 | 9T.2024 |
| | VND | VND |
| Interest from deposits and loans | 3.098.984.515 | 64.153.320 |
| Gains from foreign currency sales | - | - |

| | | |
|--|----------------------|--------------------|
| Foreign exchange gains during the year | 720.824.343 | 610.188.980 |
| Foreign exchange gains from year-end revaluation | 20.518.227 | 3.525.404 |
| | 3.840.327.085 | 677.867.704 |

29 . FINANCIAL EXPENSES

| | | |
|---|----------------------|----------------------|
| | 9T.2025 | 9T.2024 |
| | VND | VND |
| Loan interest | 2.934.983.445 | 4.306.844.828 |
| Foreign exchange losses incurred during the period | 150.742.020 | 258.119.164 |
| Foreign exchange losses from year-end revaluation | - | - |
| Provision/write-back for the decline in value of trading securities and investment losses | 353.800.272 | 369.076.830 |
| | 3.439.525.737 | 4.934.040.822 |

30 . SELLING EXPENSES

| | | |
|------------------------------------|-----------------------|-----------------------|
| | 9T.2025 | 9T.2024 |
| | VND | VND |
| Cost of raw materials and supplies | - | - |
| Labor costs | 10.108.438.211 | 8.017.323.918 |
| Depreciation of fixed assets | 150.423.308 | 293.483.178 |
| Sales support expenses | - | - |
| Outsourced service costs | 17.501.303.801 | 11.559.625.568 |
| Other cash expenses: | 56.784.904.201 | 46.100.249.067 |
| | 84.545.069.521 | 65.970.681.731 |

31 . ADMINISTRATIVE EXPENSES

| | | |
|------------------------------------|-----------------------|-----------------------|
| | 9T.2025 | 9T.2024 |
| | VND | VND |
| Cost of raw materials and supplies | 442.984.218 | 805.249.113 |
| Labor costs | 17.859.694.322 | 16.654.964.068 |
| Depreciation of fixed assets | 728.967.084 | 732.218.558 |
| Taxes, fees, and charges | 197.143.464 | 175.314.069 |
| Provision/write-back of provisions | (160.925.000) | (199.000.000) |
| Outsourced service costs | 1.344.817.427 | 1.157.497.596 |
| Other cash expenses | 12.726.104.522 | 13.422.820.423 |
| | 33.138.786.037 | 32.749.063.827 |

32 . OTHER INCOME

| | | |
|---|-------------|-------------|
| | 9T.2025 | 9T.2024 |
| | VND | VND |
| Proceeds from the disposal and transfer of fixed assets, technology rights, and | 712.730.818 | 143.290.909 |
| Fines collected | - | 10.666.400 |
| Insurance compensation | 160.119.982 | - |

| | | |
|---|----------------------|--------------------|
| Revenue from training activities | 6.979.000 | 12.776.000 |
| Income from renting houses to employees | 455.681.773 | 571.045.487 |
| Other income | 148.242.540 | 128.751.457 |
| | 1.483.754.113 | 866.530.253 |

33 . OTHER EXPENSES

| | | |
|---|--------------------|-----------------------|
| | 9T.2025 | 9T.2024 |
| | VND | VND |
| Remaining value of fixed assets and costs related to the disposal and transfer of | | |
| Costs for storm Yagi remediation (VHL + VTC) | | 10.429.924.558 |
| Penalties incurred | 654.623.701 | 5.241.748.207 |
| Other expenses | 52.672.252 | 71.444.686 |
| | 707.295.953 | 15.743.117.451 |

34 . PRODUCTION AND BUSINESS EXPENSES BY ELEMENT

| | | |
|---|------------------------|------------------------|
| | 9T.2025 | 9T.2024 |
| | VND | VND |
| Cost of raw materials and supplies | 336.740.327.429 | 291.463.148.081 |
| Labor costs | 184.467.955.814 | 159.508.269.101 |
| Depreciation of fixed assets and periodic maintenance costs of fixed assets | 45.038.558.314 | 36.471.509.008 |
| Taxes, fees, and charges | 449.143.464 | 467.314.069 |
| Provisions | 433.097.508 | 6.207.557.168 |
| Outsourced service costs | 68.073.160.768 | 46.767.704.424 |
| Other cash expenses | 95.078.083.422 | 86.286.631.203 |
| | 730.280.326.719 | 627.172.133.054 |

35 . CURRENT CORPORATE INCOME TAX EXPENSES
35.1 Current corporate income tax (CIT)

| | | |
|---|----------------------|----------------------|
| | 9T.2025 | 9T.2024 |
| | VND | VND |
| <u>CIT from main business activities</u> | | |
| Total accounting profit before CIT | 24.292.369.830 | (47.120.332.259) |
| Current CIT expenses | 2.641.445.717 | 153.862.250 |
| Deferred Income Tax Expense Recognized in the Income Statement | | |
| Taxable temporary differences | 736.637.117 | 3.569.560.143 |
| | 736.637.117 | 3.569.560.143 |

36 . BASIC EARNINGS PER SHARE

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

| | | |
|--|----------------|------------------|
| | 9T.2025 | 9T.2024 |
| | VND | VND |
| Net profit after tax | 20.914.286.996 | (50.843.754.652) |
| Adjustments: | - | - |
| - Bonus and welfare funds appropriated from after-tax profit | | |

| | | |
|--|----------------|------------------|
| Net Profit Allocated to Common Shares | 20.914.286.996 | (50.843.754.652) |
| Weighted Average Number of Common Shares Outstanding During the Period | 25.000.000 | 25.000.000 |
| Basic Earnings Per Share | 837 | (2.034) |

37 . FINANCIAL INSTRUMENTS

Types of Financial Instruments of the Company

| | Book Value | | | |
|--|------------------------|-------------------------|------------------------|-------------------------|
| | 30/09/2025 | | 01/01/2025 | |
| | Original Cost | Provisions | Original Cost | Provisions |
| | VND | VND | VND | VND |
| Financial Assets | | | | |
| Cash and cash equivalents | 93.683.528.330 | | 68.167.670.442 | |
| Customer receivables and other receivables | 62.665.978.304 | (24.741.077.293) | 62.454.954.445 | (24.702.002.293) |
| Loans | - | | - | |
| Short-term investments | 56.500.000.000 | - | 30.089.870.171 | |
| Long-term investments | 34.386.572.353 | (2.000.000.000) | 38.707.897.763 | (2.000.000.000) |
| | 247.236.078.987 | (26.741.077.293) | 199.420.392.821 | (26.702.002.293) |

| | Book Value | |
|--|------------------------|------------------------|
| | 30/09/2025 | 01/01/2025 |
| | VND | VND |
| Financial Liabilities | | |
| Loans and borrowings | 32.351.229.000 | 42.751.934.687 |
| Payables to suppliers and other payables | 55.403.588.690 | 66.751.187.384 |
| Accrued expenses | 40.142.643.433 | 17.993.877.182 |
| | 127.897.461.123 | 127.496.999.253 |

The Company has not assessed the fair value of financial assets and financial liabilities as of the end of the financial year because Circular 210/2009/TT-BTC and other prevailing regulations require the presentation of financial statements and disclosures regarding financial

Financial Risk Management

The Company's financial risks include market risk, credit risk, and liquidity risk. The Company has established a control system to ensure a reasonable balance between the costs associated with risk occurrence and the costs of risk management. The Company's Board of Directors is responsible for monitoring the risk management process to ensure an appropriate balance between risk and risk control.

Market Risk

The Company's business activities are primarily exposed to risks arising from changes in prices, exchange rates, and interest rates.

Price Risk:

The Company is exposed to price risk associated with equity instruments arising from short-term and long-term equity investments due to the uncertainty of future prices of the invested stocks. Long-term equity investments are held for strategic, long-term purposes, and as of the financial year-end, the Company has no plans to sell these investments.

Foreign Exchange Risk:

The Company is exposed to foreign exchange risk as the fair value of future cash flows of a financial instrument fluctuates due to changes in foreign exchange rates. This risk arises when the Company's borrowings, revenue, and expenses are denominated in currencies other than the Vietnamese Dong.

Interest Rate Risk:

The Company is exposed to interest rate risk as the fair value of future cash flows of a financial instrument fluctuates with changes in market interest rates. This risk arises from the Company's deposits, both fixed-term and non-fixed-term, and borrowings or liabilities with floating interest rates. The Company manages interest rate risk by analyzing market competition to secure favorable interest rates that align with its objectives.

Credit Risk:

Credit risk is the risk that a party involved in a financial instrument or contract fails to fulfill its obligations, resulting in financial loss to the Company. The Company faces credit risks from its business operations (primarily related to customer receivables) and financial activities (including bank deposits, loans, and other financial instruments), as detailed below:

| | Up to 1 year VND | Over 1 year to 5 years VND | Over 5 years VND | Total VND |
|--|------------------------|-------------------------------|---------------------|------------------------|
| As of September 30, 2025 | | | | |
| Cash and cash equivalents | 93.683.528.330 | - | | 93.683.528.330 |
| Customer receivables and other | 34.394.943.196 | 22.462.638.956 | | 56.857.582.152 |
| Loans | - | | | - |
| | 128.078.471.526 | 22.462.638.956 | - | 150.541.110.482 |
| As of January 1, 2025 | | | | |
| Cash and cash equivalents | 68.167.670.442 | | | 68.167.670.442 |
| Customer receivables and other receivables | 34.183.919.337 | 22.462.638.956 | | 56.646.558.293 |
| Loans | 56.500.000.000 | | | 56.500.000.000 |
| Total | 158.851.589.779 | 22.462.638.956 | - | 181.314.228.735 |

Liquidity Risk

Liquidity risk refers to the risk that the Company faces difficulties in fulfilling its financial obligations due to a lack of capital. The Company's liquidity risk primarily arises from mismatches in the maturity dates of financial assets and financial liabilities.

The payment terms of financial liabilities are based on the expected contractual payments (on a cash-flow basis for principal amounts) as follows:

| | Up to 1 year VND | Over 1 year to 5 years VND | Over 5 years VND | Total VND |
|--|-----------------------|-------------------------------|---------------------|------------------------|
| As of September 30, 2025 | | | | |
| Loans and borrowings | - | 32.351.229.000 | | 32.351.229.000 |
| Payables to suppliers and other payabl | 55.403.588.690 | - | | 55.403.588.690 |
| Accrued expenses | 40.142.643.433 | | | 40.142.643.433 |
| | 95.546.232.123 | 32.351.229.000 | - | 127.897.461.123 |
| As of January 1, 2025 | | | | |
| Loans and borrowings | 10.348.205.687 | 32.403.729.000 | | 42.751.934.687 |
| Payables to suppliers and other payabl | 66.751.187.384 | - | | 66.751.187.384 |
| Accrued expenses | 17.993.877.182 | | | 17.993.877.182 |
| | 95.093.270.253 | 32.403.729.000 | - | 127.496.999.253 |

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.

38 . POST-BALANCE SHEET EVENTS

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

39 . SEGMENT REPORTING

By Business Sector:

The Company primarily operates in the production and trading of construction materials. Other activities account for an insignificant proportion (less than 10%) of the results of production and business activities and the total asset value. Additionally, the Company's activities are primarily conducted within Vietnam, and its export activities account for an insignificant proportion (less than 10%) of the results of production and business activities and the total asset value. Therefore, the Company does not prepare segment reports by business sector or geography.

40 . TRANSACTIONS AND BALANCES WITH RELATED PARTIES

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

| | Relationship | 9T.2025 VND | 9T.2024 VND |
|--|----------------|----------------|-----------------|
| Sale of bricks, raw materials, usage fees | | | |
| Viglacera Corporation | Parent company | | |
| Viglacera Van Hai JSC | Affiliate | | |
| Viglacera Ha Long II JSC | Associate | 151.239.008 | 62.901.400 |
| Viglacera Trading JSC | Affiliate | 1.396.980.658 | 3.761.799.738 |
| Viglacera Ceramic TilesTrading Joint | Affiliate | 1.484.271.474 | 1.409.172.989 |
| Purchase of goods and services | | | |
| Viglacera Corporation | Parent company | | 108.560.000 |
| Viglacera Packings and Brake Linings JSC | Affiliate | 3.418.190.800 | 2.452.400.900 |
| Viglacera Tu Liem JSC | Affiliate | 100.840.909 | 90.000.000 |
| Viglacera Ha Long II JSC | Associate | 14.372.347.074 | 36.868.982.512 |
| Dong Trieu Viglacera Joint Stock Company | Associate | 88.666.840.351 | 101.847.136.900 |

Balances with related parties as of the end of the reporting period are as follows

| | Relationship | 30/09/2025 VND | 01/01/2025 VND |
|---|----------------|--------------------|----------------------|
| Short-term trade receivables | | | |
| Viglacera Trading JSC | Affiliate | | 1.228.629.064 |
| Viglacera Ceramic TilesTrading JSC | Affiliate | | 263.442.731 |
| Viglacera Ha Long II JSC | Associate | 11.122.065 | 947.803.785 |
| Dong Trieu Viglacera Joint Stock Company | Associate | 250.000.000 | 300.000.000 |
| Viglacera Van Hai Joint Stock Company | Affiliate | | 705.940.796 |
| Long-term trade receivables | | | |
| Viglacera Clinker Tile JSC | Subsidiaries | | |
| Dong Trieu Viglacera Joint Stock Company | Associate | 2.142.749.698 | 2.142.749.698 |
| Short-term advances to suppliers | | | |
| Viglacera Ha Long II JSC | Associate | | 1.204.319.407 |
| Dong Trieu Viglacera Joint Stock Company | Associate | 2.475.618.256 | 4.266.499.134 |
| Dap Cau Sheet Glass Joint-Stock Company | Affiliate | 2.000.000.000 | 2.000.000.000 |
| Short-term other receivables | | | |
| Viglacera Tu Liem JSC | Affiliate | | 110.925.000 |
| Viglacera Huu Hung JSC | Affiliate | 200.691.000 | 200.691.000 |
| Dap Cau Sheet Glass Joint-Stock Company | Affiliate | 1.004.169.000 | 1.004.169.000 |
| Dong Trieu Viglacera Joint Stock Compar | Associate | 750.952.000 | 750.952.000 |
| Viglacera Corporation | Parent company | | |
| Short- term trade payables | | 792.544.080 | 1.115.010.284 |
| Viglacera Packings and Brake Linings JSC | Affiliate | 792.544.080 | 1.115.010.284 |
| Viglacera Mechanical and Construction Joint Stock Company | | | |

Prepared by

Chief Accountant

Pham Hong Phong

Dinh Thi Thu Hang

Quang Ninh, 09 October 2025

Company's General Director

Tran Thanh

VIGLACERA HA LONG JOINT STOCK COMPANY

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

 Consolidated financial statements
 Period from 01/01/2025 to 30/09/2025

Appendix 1: Tangible Fixed Assets (Consolidated)

| Column Code for Indicators --> | 2111 | 2112 | 2113 | 2114 | 2115 | 2118 | Total |
|--------------------------------------|-----------------------------|----------------------------|--|--------------------------------------|--------------------------------|-----------------------------------|--------------------------|
| | Buildings and Structures | Machinery and Equipment | Transportation and Transmission Vehicles | Management Equipment and Tools | Plants, Working Animals, | Other Tangible Fixed Assets | Total |
| | VND | VND | VND | VND | VND | VND | VND |
| Original Value | | | | | | | |
| Beginning balance | 550.295.666.030 | 1.050.956.519.952 | 77.155.990.318 | 1.510.596.298 | - | - | 1.679.918.772.598 |
| Increases during the year | - | - | - | - | - | - | - |
| - Purchases during the year | - | - | - | - | - | - | - |
| - Completed construction projects | - | - | - | - | - | - | - |
| - Repurchase of leased assets | - | - | - | - | - | - | - |
| Decreases during the year | (6.367.627.285) | (24.955.837.157) | (4.046.636.666) | (320.990.711) | - | - | (35.691.091.819) |
| - Transferred to investment projects | - | - | - | - | - | - | - |
| - Sale, disposal | (6.367.627.285) | (24.955.837.157) | (4.046.636.666) | (320.990.711) | - | - | (35.691.091.819) |
| - Other decreases | - | - | - | - | - | - | - |
| Accumulated Depreciation | 543.928.038.745 | 1.026.000.682.795 | 73.109.353.652 | 1.189.605.587 | - | - | 1.644.227.680.779 |
| Accumulated Depreciation | | | | | | | |
| Beginning balance | 436.590.271.684 | 913.613.676.373 | 71.274.997.882 | 1.438.556.359 | - | - | 1.422.917.502.298 |
| Increases during the year | 13.433.574.627 | 19.431.018.563 | 2.069.449.444 | 19.310.045 | - | - | 34.953.352.679 |
| - Depreciation during the year | 13.433.574.627 | 19.431.018.563 | 2.069.449.444 | 19.310.045 | - | - | 34.953.352.679 |
| - Other increases | - | - | - | - | - | - | - |
| Decreases during the year | (6.367.627.285) | (24.955.837.157) | (4.046.636.666) | (320.990.711) | - | - | (35.691.091.819) |
| - Transferred to investment projects | - | - | - | - | - | - | - |
| - Sale, disposal | (6.367.627.285) | (24.955.837.157) | (4.046.636.666) | (320.990.711) | - | - | (35.691.091.819) |
| - Other decreases | - | - | - | - | - | - | - |
| Ending Balance | 443.656.219.026 | 908.088.857.779 | 69.297.810.660 | 1.136.875.693 | - | - | 1.422.179.763.158 |
| Net Value | | | | | | | |
| At the Beginning of the Year | 113.705.394.346 | 137.342.843.579 | 5.880.992.436 | 72.039.939 | - | - | 257.001.270.300 |
| At the End of the Year | 100.271.819.719 | 117.911.825.016 | 3.811.542.992 | 52.729.894 | - | - | 222.047.917.621 |

Appendix 2 : FIXED ASSETS UNDER FINANCIAL LEASE (CONSOLIDATED)

| | Buildings, Structures | Machinery and Equipment | Transportation and Transmission Vehicles | Management Equipment and Tools | Other Tangible Fixed Assets | Intangible Fixed Assets | Total |
|--|--------------------------|----------------------------|--|--------------------------------------|--------------------------------|----------------------------|-------|
| | VND | VND | VND | VND | VND | VND | VND |
| Original Cost | | | | | | | |
| Beginning Balance | - | - | - | - | - | - | - |
| Increase during the Year | - | - | - | - | - | - | - |
| - Financial leases during the year | - | - | - | - | - | - | - |
| - Purchase of fixed assets under financial | - | - | - | - | - | - | - |
| - Other increases | - | - | - | - | - | - | - |
| Decrease during the Year | - | - | - | - | - | - | - |
| - Return of fixed assets under financial lea | - | - | - | - | - | - | - |
| - Other decreases | - | - | - | - | - | - | - |
| Ending Balance | - | - | - | - | - | - | - |
| Accumulated Depreciation | | | | | | | |
| Beginning Balance | - | - | - | - | - | - | - |
| Increase during the Year | - | - | - | - | - | - | - |
| - Depreciation during the year | - | - | - | - | - | - | - |
| - Purchase of fixed assets under financial lease | - | - | - | - | - | - | - |
| - Other increases | - | - | - | - | - | - | - |
| Decrease during the Year | - | - | - | - | - | - | - |
| - Return of fixed assets under financial lease | - | - | - | - | - | - | - |
| - Other decreases | - | - | - | - | - | - | - |
| Ending Balance | - | - | - | - | - | - | - |
| Net Book Value | | | | | | | |
| At the beginning of the year | - | - | - | - | - | - | - |
| At the end of the year | - | - | - | - | - | - | - |

Appendix 3: INTANGIBLE FIXED ASSETS (CONSOLIDATED)

| | Land Use Rights | Issuance Rights | Copyrights, Patents | Trademark | Computer Software, Websites | Licenses and Franchises | Other Intangible Assets | Total |
|--|----------------------|-----------------|------------------------|-----------|-----------------------------------|----------------------------|-------------------------------|----------------------|
| | VND | VND | VND | VND | VND | VND | VND | VND |
| Original Cost | | | | | | | | |
| Beginning Balance | 7.869.559.466 | | | | 584.890.909 | | | 8.454.450.375 |
| Increase during the year | | | | | | | | |
| - Purchased during the year | | | | | | | | |
| - Created internally by the company | | | | | | | | |
| - Increase due to business combination | | | | | | | | |
| - Other increases | | | | | | | | |
| Decrease during the year | | | | | | | | |
| - Disposal or sale | | | | | | | | |
| - Other decreases | | | | | | | | |
| Ending Balance | 7.869.559.466 | | | | 584.890.909 | | | 8.454.450.375 |
| Accumulated Depreciation | | | | | | | | |
| Beginning Balance | 1.594.897.359 | | | | 584.890.909 | | | 2.179.788.268 |
| Increase during the year | 118.043.388 | | | | | | | 118.043.388 |
| - Depreciation during the year | 118.043.388 | | | | | | | 118.043.388 |
| - Other increases | | | | | | | | |
| Decrease during the year | | | | | | | | |
| - Disposal or sale | | | | | | | | |
| - Other decreases | | | | | | | | |
| Ending Balance | 1.712.940.747 | | | | 584.890.909 | | | 2.297.831.656 |
| Net Value | | | | | | | | |
| At the beginning of the year | 6.274.662.107 | | | | | | | 6.274.662.107 |
| At the end of the year | 6.156.618.719 | | | | | | | 6.156.618.719 |

VIGLACERA HA LONG JOINT STOCK COMPANY

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

Consolidated financial statements
Appendix 4 : Consolidated Borrowings and Financial Lease Liabilities

| Column Code - Indicator --> | EOP1 | | EOP2 | | PS1 | | PS2 | | BOP1 | | BOP2 | |
|--|-----------------------|-----------------------------|------|--|------------------------|--|------------------------|--|-----------------------|-----------------------------|-----------------------|--|
| | 30/9/2025 | | | | During the Period | | | | 01/01/2025 | | | |
| | Value | Amount capable of repayment | | | Increase | | Decrease | | Value | Amount capable of repayment | | |
| | VND | VND | | | VND | | VND | | VND | VND | | |
| Short-term Loans | | | | | | | | | | | | |
| - Short-term loans | - | - | | | 231.586.529.997 | | 241.934.735.684 | | 10.348.205.687 | | 10.348.205.687 | |
| - Long-term borrowings due for repayment | - | - | | | - | | - | | - | | - | |
| | - | - | | | 231.586.529.997 | | 241.934.735.684 | | 10.348.205.687 | | 10.348.205.687 | |
| Long-term Loans | | | | | | | | | | | | |
| - Long-term loans | 2.223.800.000 | 2.223.800.000 | | | - | | 52.500.000 | | 2.276.300.000 | | 2.276.300.000 | |
| - Financial lease liabilities(Borrowing) | 30.127.429.000 | 30.127.429.000 | | | - | | - | | 30.127.429.000 | | 30.127.429.000 | |
| | 32.351.229.000 | 32.351.229.000 | | | - | | 52.500.000 | | 32.403.729.000 | | 32.403.729.000 | |
| - Amounts due for repayment within 12 months | - | - | | | - | | - | | - | | - | |
| Amounts due for repayment after 12 months | 32.351.229.000 | 32.351.229.000 | | | | | | | 32.403.729.000 | | 32.403.729.000 | |
| | - | - | | | - | | - | | - | | - | |

11/11/2025

Appendix 4: LOANS AND FINANCIAL LEASES

Details related to short-term loans:

| Lender | Currency of | Loan Term | Annual | Purpose of Loan | Security Form | 30/09/2025 | 01/01/2025 |
|--|-------------|----------------|--------|--------------------------------|-------------------|------------|----------------|
| | | | | | | VND | VND |
| I. Short-term Loans | | | | | | - | 10.348.205.687 |
| - Individual loans (Salary and investment accounts of employees) | VND | no term | 0,2% | Working capital supplement | Unsecured loan | | |
| - Ha Long Branch, Joint Stock Commercial Bank for Foreign Trade | VND | 5 months | 5,5% | Working capital supplement | Inventory pledge | | - |
| - Vietnam International Joint Stock Commercial Bank (VIB) | VND | 5 months | 6 | Working capital supplement | Inventory pledge | | 2.388.528.000 |
| - Ha Long Branch, Joint Stock Commercial Bank for Foreign Trade of | VND | 6 months | 4,8 | Working capital supplement | Asset mortgage | | 7.959.677.687 |
| Loans and long-term debts due for repayment | | | | | | - | - |
| - | | | | | | | |
| - Ha Long Branch, Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank) | VND | | | Working capital supplement | Asset mortgage | | |
| - Chailease International Leasing Co., Ltd. | VND | 18 months term | 10,0% | Purchase of a Fortuner car | Car mortgage | | |
| - Chailease International Leasing Co., Ltd. | VND | | 10,2 | Purchase of a Komatsu forklift | Deposit guarantee | | |
| - Vietcombank Ho Chi Minh City Branch (VCB HCM) | VND | 60 months | 7,5 | Purchase of 2 cars | | | |
| | | | | | | - | 10.348.205.687 |

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 | 30/09/2025 | 01/01/2025 |
|--|------------------|--|---|----------------------|----------------------------|---------------------------------|-----------------------|-----------------------|
| | | | | | | | VND | VND |
| Long-Term Loans | | | | | | | 32.351.229.000 | 32.403.729.000 |
| - Individual customers (Accounts of Golden Hand craftsmen) | VND | Term: 13 months Maturity Date: 30/11/2022 | | 4,5% | Working capital supplement | Unsecured loan | 2.223.800.000 | 2.276.300.000 |
| - Individual customers | VND | Term: 18 months / Maturity Date: 31/05/2024 | | 10% | Working capital supplement | Unsecured loan | 30.127.429.000 | 30.127.429.000 |
| Long-Term Financial Lease Liabilities | | | | | | | - | - |
| - Chailease International Leasing Co., Ltd. | VND | Term: 36 months; Maturity Date: 20/10/2023 | Principal and interest are paid monthly | 10,2% | Asset investment | Leasing of CNC machining center | | |
| - CHAILEASE INTERNATIONAL LEASING COMPANY LIMITED | VND | Term: 18 months | Principal and interest are paid monthly | 11% | Purchase of a Fortuner car | Car mortgaged | | |
| | | | | | | | 32.351.229.000 | 32.403.729.000 |
| Amounts due within 12 months | | | | | | | | |
| Amounts due after 12 months | | | | | | | 32.351.229.000 | 32.403.729.000 |

11/21 0.9.5.13 15.11

Appendix 5 : Taxes and Amounts Payable to the State (Consolidated)

| Column Code for Indicators ---> | 333-a | 333-b | 333-c | 333-d | 333-e | 333-f |
|-----------------------------------|--|-------------------------------------|--|------------------------------------|---|--------------------------------------|
| | Receivables at the Beginning of the | Payables at the Beginning of the | 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 (VAT) | - | 2.102.711.528 | 8.288.744.130 | 6.381.523.368 | - | 4.009.932.290 |
| Import and Export Taxes | - | - | - | - | - | - |
| Corporate Income Tax (CIT) | - | 1.154.930.886 | 2.639.849.046 | 1.192.000.945 | - | 2.602.778.987 |
| Personal Income Tax (PIT) | - | 736.442.831 | 1.905.746.786 | 2.058.177.693 | - | 584.011.924 |
| Resource Tax | - | - | 7.881.480 | 7.881.480 | - | - |
| Land and Land Rent Taxes | 243.938.869 | - | 3.612.807.765 | 390.121.458 | - | 2.978.747.438 |
| Other Taxes | 32.450.947 | 63.930.173 | 1.815.277.426 | 1.879.207.600 | 32.450.947 | (0) |
| Fees, Charges, and Other Payables | - | - | 904.867 | 904.867 | - | (0) |
| | 276.389.816 | 4.058.015.418 | 18.271.211.501 | 11.909.817.411 | 32.450.947 | 10.175.470.639 |

-

-

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11/01/2025

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 | Retained Earnings after Tax | Non-controlling Interests | Total |
|--|---------------------------|-----------------------|-------------------------|--------------------------------|---|--------------------------------|------------------------------|------------------------|
| | VND | VND | VND | VND | VND | VND | VND | VND |
| Beginning Balance (Previous Period) | 250.000.000.000 | 49.171.810.665 | - | 261.465.442.014 | 11.811.512.409 | (33.866.612.194) | 145.000.000 | 538.727.152.894 |
| Increase in the Current Year | - | - | - | - | - | - | - | - |
| Net Profit/(Loss) for the Previous Period | - | - | - | - | - | (50.843.754.652) | - | (50.843.754.652) |
| Dividends Paid | - | - | - | - | - | - | - | - |
| Fund Allocation | - | - | - | - | - | - | - | - |
| Board of Directors' Fees, Executive Compensation | - | - | - | - | - | (307.200.000) | - | (307.200.000) |
| Provision for Bonus and Welfare | - | - | - | - | - | - | - | - |
| Dividend Paid to Non-controlling Interests | - | - | - | - | - | - | - | - |
| Other Increases/Decreases | - | - | - | - | - | - | - | - |
| Ending Balance (Previous Period) | 250.000.000.000 | 49.171.810.665 | - | 261.465.442.014 | 11.811.512.409 | (85.017.566.846) | 145.000.000 | 487.576.198.242 |
| Beginning Balance (Current Period) | 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 |
| Net Profit/(Loss) for the Current Period | - | - | - | - | - | 20.914.286.996 | - | 20.914.286.996 |
| Dividends Paid in Cash | - | - | - | - | - | - | - | - |
| Provision for Funds | - | - | - | - | - | - | - | - |
| Board of Directors' Fees | - | - | - | - | - | - | - | - |
| Tax Payment for the Previous Period | - | - | - | - | - | - | - | - |
| Other Increases/Decreases | - | - | - | - | - | - | - | - |
| Ending Balance (Current Period) | 250.000.000.000 | 49.171.810.665 | - | 261.465.442.014 | 11.811.512.409 | (79.824.817.424) | 145.000.000 | 492.768.947.664 |

VIGLACERA HA LONG JOINT STOCK COMPANY

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

Consolidated financial statements

Period from 01/01/2025 to 30/09/2025

Appendix 7: Long-Term Financial Investments

| | 30/09/2025 | | | 01/01/2025 | | |
|---|-----------------------|-----------------------|------------------------|-----------------------|-----------------------|------------------------|
| | Original Cost | Equity Method Value | Fair Value | Original Cost | Equity Method Value | Fair Value |
| | VND | VND | VND | VND | VND | VND |
| Investments in Joint Ventures and Associates | 62.000.000.000 | 32.386.572.353 | 18.800.000.000 | 62.000.000.000 | 36.707.897.763 | 18.000.000.000 |
| - Viglacera Ha Long Joint Stock Company II | 22.000.000.000 | 9.251.499.555 | | 22.000.000.000 | 8.247.847.363 | |
| - Dong Trieu Viglacera Joint Stock Company | 40.000.000.000 | 23.135.072.798 | 18.800.000.000 | 40.000.000.000 | 28.460.050.400 | 18.000.000.000 |
| | Original Cost | Equity Method Value | Provisions | Original Cost | Equity Method Value | Provisions |
| Investments in Other Entities | 2.000.000.000 | - | (2.000.000.000) | 2.000.000.000 | - | (2.000.000.000) |
| - Viglacera Trading Joint Stock Company | 2.000.000.000 | - | (2.000.000.000) | 2.000.000.000 | - | (2.000.000.000) |
| | - | - | | - | - | |
| | 64.000.000.000 | 32.386.572.353 | | 64.000.000.000 | 36.707.897.763 | |