

**TỔNG CÔNG TY VIGLACERA - CTCP
VIGLACERA CORPORATION - JSC**

Số / No : 28 /TCT-TCKT

“V/v: Giải trình BCTC quý IV năm 2025

Re: *Financial statements Quarter IV/2025*”

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM

Độc lập - Tự do - Hạnh phúc

THE SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

Hà Nội, ngày 27 tháng 01 năm 2026

Hanoi, 27 January 2026

Kính gửi: - Uỷ ban Chứng khoán Nhà nước;
- Sở Giao dịch Chứng khoán Thành phố Hồ Chí Minh;
To: - *State Securities Commission;*
- *Ho Chi Minh Stock Exchange*

1. Tên Công ty/Company name: Tổng công ty Viglacera - CTCP / Viglacera Corporation - JSC
2. Mã chứng khoán/Stock symbol : VGC
3. Địa chỉ trụ sở chính/Head office address: Tầng 16-17, Toà nhà Viglacera, Số 1 Đại lộ Thăng Long, Phường Đại Mỗ, Hà Nội / 16th & 17th Floor, Viglacera Tower, No 1 Thang Long Avenue, Dai Mo ward, Hanoi, Vietnam
4. Điện thoại/Tel: 024.3553.6660 Fax/Fax: 024.3553.6671
5. Người thực hiện công bố thông tin/Person to disclose information: Bà/Mrs. Trần Thị Minh Loan
Chức vụ/Position: Người được ủy quyền thực hiện Công bố thông tin/Person authorised to disclose information.
6. Nội dung thông tin công bố/Information disclosure:

6.1. Báo cáo tài chính quý IV năm 2025 của Tổng công ty, bao gồm Báo cáo tài chính riêng và Báo cáo tài chính hợp nhất/Financial statements Quarter IV/2025 of the Corporation, including the Separate Financial statements and Consolidated Financial statements.

Mỗi Báo cáo bao gồm: Bảng cân đối kế toán, Báo cáo kết quả kinh doanh, Báo cáo lưu chuyển tiền tệ và Thuyết minh báo cáo tài chính./Each report consist of: Balance sheet, Income statement, Cash flow statement, Notes to the Financial statements.

6.2. Các nội dung giải trình/Explanation notes:

Chỉ tiêu Lợi nhuận sau thuế quý IV năm 2025 trên Báo cáo tài chính hợp nhất tăng trên 10% so với cùng kỳ năm 2024 và trên Báo cáo tài chính riêng giảm trên 10% so với cùng kỳ năm 2024. Cụ thể như sau:

The Net profit after tax items Quarter IV on the Consolidated Financial statements increased more than 10% year over year and The Net profit after tax items Quarter IV on the Separate Financial statements decreased more than 10% year over year. Specifically:

Đơn vị tính/Unit: Triệu đồng/Mln VND

STT No	Lợi nhuận sau thuế Net profit after tax	Năm 2025 Year 2025	Năm 2024 Year 2024	Chênh lệch so với cùng kỳ Year over Year	
				+/-	%
1	Báo cáo tài chính hợp nhất/ Consolidated financial statement				
	- Quý IV/Quarter IV	638.891	547.149	91.742	16,8%
	- Cả năm/Year	1.594.735	1.187.619	407.116	34,3%

STT No	Lợi nhuận sau thuế Net profit after tax	Năm 2025 Year 2025	Năm 2024 Year 2024	Chênh lệch so với cùng kỳ Year over Year	
				+/-	%
2	Báo cáo tài chính riêng/ <i>Separate financial statement</i>				
	- Quý IV/Quarter IV	432.738	484.504	(51.766)	-10,7%
	- Cả năm/Year	1.237.449	1.192.879	44.570	3,7%

Lợi nhuận sau thuế quý IV năm 2025 trên Báo cáo tài chính hợp nhất tăng 16,8% so với cùng kỳ năm 2024 chủ yếu do lợi nhuận mảng cho thuê hạ tầng khu công nghiệp từ các công ty con tăng so với cùng kỳ. Mặc dù vậy, lợi nhuận mảng cho thuê hạ tầng khu công nghiệp từ Công ty mẹ giảm dẫn đến Lợi nhuận sau thuế quý IV năm 2025 trên Báo cáo tài chính riêng giảm 10,7% so với cùng kỳ năm 2024.

Profit after tax in the quarter IV/2025 on the Consolidated Financial statements increased by 16.8% over the same period in 2024, primarily due to increased income from the transfer of real estate activities of subsidiaries. However, income from the transfer of real estate activities of Holding Company decreased resulting Profit after tax in the quarter IV/2025 on the Separate Financial statements decreased by 10.7% over the same period.

Địa chỉ website đăng tải toàn bộ Báo cáo tài chính: <http://www.viglacera.com.vn>

The full Financial statement is published on the website: <http://www.viglacera.com.vn>

Bằng công văn này, Tổng công ty Viglacera - CTCP giải trình các nội dung trên để Ủy ban Chứng khoán Nhà nước, Sở Giao dịch chứng khoán TP Hồ Chí Minh và Nhà đầu tư được biết.

With this written document, Viglacera Corporation - JSC explains the above contents to the State Securities Commission, Ho Chi Minh Stock Exchange and Investors.

Trân trọng cảm ơn.

Best regards.

Nơi nhận/Receipt: 

- Như kính gửi/As regard;
- Lưu/Archive: VP, TCKT/HO, F&A

Đại diện tổ chức

Company representative

Người được Ủy quyền CBTT

Authorised person to Disclose information



Trần Thị Minh Loan

Bản công bố thông tin và các tài liệu Tiếng Anh kèm theo là bản dịch Tiếng Anh và chỉ nhằm mục đích cung cấp thông tin tham khảo. Trường hợp có sự khác biệt hoặc có cách hiểu khác giữa thông tin bằng tiếng Việt và tiếng Anh thì thông tin bằng tiếng Việt được áp dụng. *This disclosure and any document attached in English is an English translation and is for informational purposes only. In case of any discrepancy or inconsistent understanding between the Vietnamese and English version, the Vietnamese version will take precedence.*

VIGLACERA CORPORATION - JSC



**SEPARATE FINANCIAL
STATEMENTS**

(VIGLACERA CORPORATION - JSC)

QUARTER IV/2025

January, 2026

BALANCE SHEET

As at 31 December 2025

Code	ASSETS	Notes	31/12/2025	01/01/2025
			VND	VND
100	A. CURRENT ASSETS		3,197,009,364,516	4,953,564,642,139
110	I. Cash and cash equivalents	3	401,892,451,915	1,616,691,651,304
111	1. Cash		344,287,377,238	411,157,285,690
112	2. Cash equivalents		57,605,074,677	1,205,534,365,614
120	II. Short-term financial investments	4	3,137,588,389	5,585,000,000
123	3. Held-to-maturity investments		3,137,588,389	5,585,000,000
130	III. Short-term receivables		887,812,692,420	616,250,616,341
131	1. Short-term trade receivables	5	359,617,365,461	431,253,114,454
132	2. Short-term advances to suppliers		207,298,354,395	100,654,475,130
136	4. Other short-term receivables	6	501,777,966,772	215,426,482,627
137	5. Provision for short-term doubtful debts	7	(180,880,994,208)	(131,083,455,870)
140	IV. Inventories	8	1,646,400,455,285	2,376,988,512,156
141	1. Inventories		1,682,323,088,792	2,409,123,071,242
149	2. Provision for devaluation of inventories		(35,922,633,507)	(32,134,559,086)
150	V. Other short-term assets		257,766,176,508	338,048,862,338
151	1. Short-term prepayments	14	1,244,077,200	10,685,791,480
152	2. Value added tax deductibles		247,656,563,217	313,855,075,222
154	3. Taxes and other receivables from the State budget	17	8,865,536,091	13,507,995,636
200	B. NON-CURRENT ASSETS		13,380,245,064,523	11,792,826,015,616
210	I. Long-term receivables		886,739,044,725	210,241,549,600
216	6. Other long-term receivables	6	886,739,044,725	210,241,549,600
220	II. Fixed assets		1,443,447,002,390	1,776,602,831,659
221	1. Tangible fixed assets	10	1,310,871,091,930	1,627,349,890,257
222	- Cost		4,003,424,199,446	4,449,668,323,757
223	- Accumulated depreciation		(2,692,553,107,516)	(2,822,318,433,500)
224	2. Finance lease fixed assets	11	1,524,249,182	14,778,224,712
225	- Cost		1,524,249,182	20,304,430,394
226	- Accumulated depreciation		-	(5,526,205,682)
227	3. Intangible fixed assets	12	131,051,661,278	134,474,716,690
228	- Cost		177,058,165,646	177,058,165,646
229	- Accumulated amortization		(46,006,504,368)	(42,583,448,956)
230	III. Investment properties	13	2,161,363,829,168	1,901,555,076,954
231	- Cost		12,640,612,465,223	11,596,050,252,142
232	- Accumulated depreciation		(10,479,248,636,055)	(9,694,495,175,188)

240 IV. Long-term assets in progress	9	3,553,262,828,951	4,480,750,229,069
242 2. Construction in progress		3,553,262,828,951	4,480,750,229,069
250 V. Long-term financial investments	4	5,183,981,402,724	3,305,894,747,155
251 1. Investments in subsidiaries		5,981,725,173,629	3,339,869,665,817
252 2. Investments in joint-ventures, associates		164,495,540,056	445,079,247,897
253 3. Equity investments in other entities		8,242,682,344	8,242,682,344
254 4. Provision for impairment of long-term		(970,564,293,305)	(487,379,148,903)
255 5. Held-to-maturity investments		82,300,000	82,300,000
260 VI. Other long-term assets		151,450,956,564	117,781,581,179
261 1. Long-term prepayments	14	142,884,012,900	109,181,701,668
262 2. Deferred tax assets		8,566,943,664	8,599,879,511
270 TOTAL ASSETS		16,577,254,429,039	16,746,390,657,755

BALANCE SHEET
As at 31 December 2025
(Continued)

Code	RESOURCES	Notes	31/12/2025	01/01/2025
			VND	VND
300	A. LIABILITIES		8,418,362,241,789	8,783,531,920,294
310	I. Current liabilities		3,392,341,803,131	4,392,842,934,628
311	1. Short-term trade payables	16	372,474,281,773	661,591,764,728
312	2. Short-term advances from customers		652,773,373,292	1,632,307,449,320
313	3. Taxes and amounts payable to the State budget	17	222,503,135,550	172,836,420,393
314	4. Payables to employees		122,094,021,847	126,790,648,597
315	5. Short-term accrued expenses	18	1,059,971,988,510	973,839,277,126
318	6. Short-term unearned revenue	20	130,170,093,383	37,222,723,678
319	7. Other current payables	19	150,938,706,423	292,053,620,889
320	8. Short-term loans and obligations under finance leases	15	469,154,212,120	302,305,074,277
321	9. Short-term provisions	21	21,935,298,600	20,972,993,000
322	10. Bonus and welfare fund		190,326,691,634	172,922,962,620
330	II. Long-term liabilities		5,026,020,438,658	4,390,688,985,666
333	1. Long-term accrued expenses	18	202,776,000,335	238,323,318,020
336	2. Long-term unearned revenue	20	2,543,304,163,274	2,530,378,000,570
337	3. Other long-term payables	19	110,271,085,044	54,741,845,641
338	4. Long-term loans and obligations under finance	15	1,667,997,481,551	711,266,483,982
342	5. Long-term provisions	21	139,419,700,662	428,893,594,860
343	6. Science and technology development fund		362,252,007,792	427,085,742,593
400	B. OWNER'S EQUITY		8,158,892,187,249	7,962,858,737,461
410	I. Owner's equity	22	8,127,152,701,621	7,928,084,134,533
411	1. Owners' contributed capital		4,483,500,000,000	4,483,500,000,000
<i>411a</i>	<i>- Ordinary shares carrying voting rights</i>		<i>4,483,500,000,000</i>	<i>4,483,500,000,000</i>
412	2. Share premium		931,212,247,586	931,212,247,586
418	3. Investment and development fund		1,474,991,339,071	1,320,492,796,072
421	4. Retained earnings		1,237,449,114,964	1,192,879,090,875
<i>421a</i>	<i>- Retained earnings accumulated till the end of the previous year</i>		<i>-</i>	<i>-</i>
<i>421b</i>	<i>- Retained earnings of the current year</i>		<i>1,237,449,114,964</i>	<i>1,192,879,090,875</i>

430 II. Other resources and funds	31,739,485,628	34,774,602,928
432 1. Funds for fixed assets acquisition	31,739,485,628	34,774,602,928
440 TOTAL RESOURCES	<u>16,577,254,429,039</u>	<u>16,746,390,657,755</u>

Preparer



Tong Thi Thuy

Chief Accountant



Ngo Trong Toan

Hanoi, January 2026

Deputy General Director



Tran Thi Minh Loan

SEPARATE INCOME STATEMENT
Quarter IV/2025

Code	ITEMS	Notes	Quarter IV/2025	Year 2025	Quarter IV/2024	Year 2024
			VND	VND	VND	VND
01	1. Gross revenue from goods sold and services rendered		1,059,788,828,697	4,436,941,377,395	1,556,686,457,646	3,949,559,839,100
02	2. Deductions		1,238,014,870	29,957,879,285	6,307,036,105	14,132,280,984
10	3. Net revenue from goods sold and services rendered	23	1,058,550,813,827	4,406,983,498,110	1,550,379,421,541	3,935,427,558,116
11	4. Cost of sales	24	337,424,587,860	2,298,044,998,183	696,150,410,756	2,051,870,812,658
20	5. Gross profit from goods sold and services rendered		721,126,225,967	2,108,938,499,927	854,229,010,785	1,883,556,745,458
21	6. Financial income	25	85,422,566,996	344,950,862,901	2,153,993,831	167,778,181,732
22	7. Financial expense	26	190,743,840,951	494,318,695,451	75,960,383,795	103,693,734,468
23	- In which: Interest expense		1,073,255,397	3,824,707,552	1,298,119,918	9,292,013,270
24	8. Selling expense	27	36,798,975,048	137,307,300,387	78,428,211,337	155,573,531,457
25	9. General and administration expenses	28	97,761,874,219	367,350,639,362	130,387,116,076	378,568,874,726
30	10. Operating profit		481,244,102,745	1,454,912,727,628	571,607,293,408	1,413,498,786,539
31	11. Other income		59,504,535,359	102,474,053,540	60,637,645,594	81,314,539,784
32	12. Other expense		9,546,794,901	23,004,244,463	5,652,415,024	13,380,912,580
40	13. Loss from other activities		49,957,740,458	79,469,809,077	54,985,230,570	67,933,627,204
50	14. Accounting profit before tax		531,201,843,203	1,534,382,536,705	626,592,523,978	1,481,432,413,743
51	15. Current corporate income tax expense		95,345,012,756	296,900,485,895	132,546,161,924	286,274,396,739
52	16. Deferred corporate income tax expense		3,118,507,475	32,935,846	9,542,394,240	2,278,926,129
60	17. Net Profit after corporate income tax		432,738,322,972	1,237,449,114,964	484,503,967,814	1,192,879,090,875

Preparer

Tong Thi Thuy

Chief Accountant

Ngo Trong Toan

Hanoi, January 2026

Deputy General Director



SEPARATE CASH FLOW STATEMENT

Quarter IV/2025
(Indirect method)

Code	ITEMS	Notes	Year 2025		Year 2024	
			VND	VND	VND	VND
I. CASH FLOWS FROM OPERATING ACTIVITIES						
01	<i>1. Profits before tax</i>		1,534,382,536,705		1,481,432,413,743	
	<i>2. Adjustments for :</i>					
02	- Depreciation and amortization of fixed assets and investment		1,012,335,008,949		899,701,430,728	
03	- Provisions		248,259,168,563		62,426,803,278	
04	- Foreign exchange loss/(gain) arising from translating foreign currency items		(2,404,483,695)		1,632,866,385	
05	- Gains / loss from investing activities		(260,215,094,048)		(166,180,217,582)	
06	- Interest expense		3,824,707,552		9,292,013,270	
07	- Other adjustments		(46,753,250,684)		40,000,000,000	
08	<i>3. Operating profit before movements in working capital</i>		2,489,428,593,342		2,328,305,309,822	
09	- Changes in receivables		(896,087,425,591)		46,229,720,733	
10	- Changes in inventories		726,799,982,450		57,694,690,504	
11	- Changes in payables (excluding accrued loan interest and corporate income tax payable)		290,422,262,380		976,137,681,864	
12	- Changes in prepaid expenses		(24,260,596,952)		27,772,074,875	
14	- Interest paid		(526,705,127)		(9,397,487,973)	
15	- Corporate income taxes paid		(246,595,624,354)		(321,705,625,840)	
17	- Other cash outflows		(99,161,678,656)		(111,140,451,155)	
20	<i>Net cash generated by operating activities</i>		2,240,018,807,492		2,993,895,912,830	
II. CASH FLOWS FROM INVESTING ACTIVITIES						
21	1. Acquisition and construction of fixed assets and other long-term assets		(1,517,948,229,943)		(1,823,740,298,893)	
23	3. Cash outflow for lending, buying debt instruments of other entities		(3,052,588,389)		(32,585,000,000)	
24	4. Cash recovered from lending, selling debt instruments of other entities		5,500,000,000		32,000,000,000	
25	5. Equity investments in other entities		(2,463,545,733,004)		(49,171,024,874)	
26	5. Proceeds from equity investment in other entities		92,069,326,167		-	
27	6. Interest earned, dividends and profits received		286,002,714,279		167,136,659,919	
30	<i>Net cash used in investing activities</i>		(3,600,974,510,890)		(1,706,359,663,848)	
III. CASH FLOWS FROM FINANCING ACTIVITIES						
33	1. Proceeds from borrowings		1,719,789,182,010		796,819,959,269	
34	2. Repayment of principal		(583,641,555,578)		(532,317,543,778)	
35	3. Repayment of obligations under finance leases		(5,508,899,454)		(4,868,829,000)	
36	4. Dividends and profits paid		(986,701,139,500)		(560,380,785,000)	
40	<i>Net cash used in financing activities</i>		143,937,587,478		(300,747,198,509)	
50	<i>Net decrease in cash</i>		(1,217,018,115,920)		986,789,050,473	

60 Cash and cash equivalents at beginning of the year	1,616,691,651,304	629,829,300,389
61 Effects of changes in foreign exchange rates	2,218,916,531	73,300,442
70 Cash and cash equivalents at end of the year	3 401,892,451,915	1,616,691,651,304

Preparer



Tong Thi Thuy

Chief Accountant



Ngo Trong Toan

Hanoi, January 2026

Deputy General Director



Tran Thi Minh Loan

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Quarter IV/2025

1 . GENERAL INFORMATION

Structure of ownership

Viglacera Corporation - Joint Stock Company (the "Corporation"), formerly known as Glass and Ceramic Construction Corporation, was established under Decision No. 991/BXD-TCLD dated 20 November 1995 of the Minister of Construction.

The Corporation has equitized state-owned enterprise according to Document No. 903/TTg-DMDN dated 07 June 2011 of the Prime Minister and Decision No. 491/HUD-HDTV dated 30 June 2011 of the Members' Council of Housing and Urban Development Corporation. On 02 December 2013, the Prime Minister issued Decision No. 2343/QD-TTg approving the equitization plan and transforming Viglacera Corporation into a joint stock company. On 24 June 2014, the Ministry of Construction issued Decision No. 716/QD-BXD on adjusting the equitization plan of Viglacera Corporation

The Corporation was granted the Enterprise Registration Certificate for Joint Stock Company No. 0100108173 dated 22 July 2014 and its 10th amendment dated 28 February 2025 by the Hanoi Authority for Planning and Investment.

On 18 June 2020, the Ministry of Construction issued Decision No. 814/QD-BXD on the actual value of state capital at the time of transforming Viglacera Corporation into Viglacera Corporation - JSC. On 24 June 2020, the Ministry of Construction and the Corporation signed the minutes on transforming the state-owned enterprise into the joint stock company.

The direct parent company of the Corporation is GELEX Infrastructure Joint Stock Company. The ultimate parent company of the Corporation is GELEX Group Joint Stock Company.

Head office address: 16th & 17th Floor, Viglacera Tower, No 1 Thang Long Avenue, Dai Mo ward, Hanoi, Vietnam

The charter capital: 4,483,500,000,000 VND (Four thousand four hundred eighty three billion five hundred million Dong).

Normal production and business cycle

For the Corporation's real estate business, the production and business cycle is carried out according to the time of implementing real estate trading and investment projects, which normally lasts more than 12 months.

For the remaining business activities, the normal production and business cycle is carried out within a time period of 12 months or less.

Characteristics of the business activities in the period which have impact on the separate financial statements

Merger of CHAO - Viglacera Company Limited

Pursuant to Resolution No. 02/TCT-NQDHDCD dated May 29, 2024, the General Meeting of Shareholders approved the plan to merge CHAO - Viglacera Company Limited, a direct subsidiary, into the parent company - the Corporation. The Corporation has completed the necessary procedures for the merger on February 28, 2025. Accordingly, CHAO - Viglacera Company Limited was officially merged into the parent company - Viglacera Corporation from this date.

Contribute capital to establish Viglacera Hung Yen Joint Stock Company

Pursuant to Resolution No. 191/TCT-HDQT dated 18 October 2022 of the Board of Directors of the Corporation on the approval of the establishment project and equity investment policy to contribute capital to establish Viglacera Hung Yen Joint Stock Company ("Viglacera Hung Yen") and Resolution No. 141/TCT-HDQT dated 19 May 2025 of the Board of Directors of the Corporation on approving the capital contribution to Viglacera Hung Yen, the Corporation has completed the capital contribution by bank transfer with the amount of VND 178,500,000,000 on 10 June 2025, accordingly, Viglacera Hung Yen officially became a subsidiary of the Corporation from this date.

According to the first Enterprise Registration Certificate No. 0901129785 dated 10 November 2022, the charter capital of Viglacera Hung Yen is VND 350,000,000,000. In which, the value of contributed capital of the Corporation is VND 178,500,000,000, equivalent to 51% of the charter capital.

Acquiring additional shares and taking control over Vietnam Float Glass Company Limited (VFG)

As at 05 June 2025, the Corporation completed the transfer of 64.706% capital in Vietnam Float Glass Company Limited from Nippon Sheet Glass Co.,Ltd, thereby increasing Ownership interest at VFG to 100%. According to the Business Registration Certificate No. 2300103345 registered for the 7th change on 9 June 2025, VFG is a single-member LLC owned by Viglacera Corporation - JSC.

Contribute capital to establish VIHOCE Tien Duong Investment Joint Stock Company

Pursuant to Resolution No. 173/TCT-HDQT dated 11 July 2025 of the Board of Directors of the Corporation on the approval of the establishment project and equity investment policy to contribute capital to establish VIHOCE Tien Duong Investment Joint Stock Company ("VIHOCE Tien Duong") and Resolution No. 210/TCT-HDQT dated 21 August 2025 of the Board of Directors of the Corporation on approving the first capital contribution to VIHOCE Tien Duong. The total expected capital contribution is VND 825,000,000,000. The Corporation has completed capital contribution by bank transfer with the amount of VND 825,000,000,000.

According to the first Enterprise Registration Certificate No. 0111154703 dated 26 June 2025, the charter capital of VIHOCE Tien Duong is VND 1,500,000,000,000. In which, the value of contributed capital of the Corporation is VND 825,000,000,000, equivalent to 51% of the charter capital.

Contribute capital to establish Viglacera Phu Tho Joint Stock Company

Pursuant to Resolution No. 182/TCT-HDQT dated 09 October 2024 of the Board of Directors of the Corporation on the approval of the establishment project and equity investment policy to contribute capital to establish Viglacera Phu Tho Joint Stock Company ("Viglacera Phu Tho") and Resolution No. 269/TCT-HDQT dated 08 October 2025 of the Board of Directors of the Corporation on approving the first capital contribution to Viglacera Phu Tho. The total expected capital contribution is VND 306,000,000,000. The Corporation has completed the first capital contribution by bank transfer with the amount of VND 206,000,000,000 on 13 October 2025.

According to the first Enterprise Registration Certificate No. 2601132364 dated 24 July 2025, the charter capital of Viglacera Phu Tho is VND 600,000,000,000. In which, the value of contributed capital of the Corporation is VND 306,000,000,000, equivalent to 51% of the charter capital.

Contribute capital to establish Viglacera Sanitary ware Company Limited

Pursuant to Resolution No. 266/TCT-HDQT dated 6 October 2025 of the Board of Directors of Viglacera Corporation approving the establishment of Viglacera Sanitary ware Company Limited ("VIGSA"); Resolution No. 345/TCT-HDQT dated 28 November 2025 of the Board of Directors of Viglacera Corporation approving the transfer of all assets and capital from the branch to the Corporation and the handover of contributed assets to Viglacera Sanitary ware Company Limited.; and Resolution No. 363/TCT-HDQT dated 25 December 2025 of the Board of Directors of Viglacera Corporation approving the transfer of capital contributions to VIGSA. The total capital contribution is VND 486,000,000,000 (of which: Cash contribution is VND 162,367,874,378 and asset contribution (including assets of Viglacera My Xuan Porcelain Company - Branch of Viglacera Corporation - JSC and Viglacera Sanfi Company - Branch of Viglacera Corporation - JSC) is VND 323,632,125,622).

According to the first Enterprise Registration Certificate No. 0111244883 dated 08 October 2025, the charter capital of VIGSA is VND 486,000,000,000. In which, the value of contributed capital of the Corporation is VND 486,000,000,000, equivalent to 100% of the charter capital.

Operating industry and principal activities

The Corporation's operating industry includes:

- Real estate and land use right business with owned or leased properties;
- Other production: Producing all kinds of construction materials, raw materials, fuels, supplies, equipment, spare parts, machinery accessories, equipment for production of construction materials, construction and urban development; products of bricks, fired clay tiles, ceramic floor tiles, granite floor tiles, clinker bricks, aerated concrete bricks, cotto bricks and other construction materials, building glass products, decorative glass, safety glasses, sanitary ware products and sanitary ware accessories, sanitary ware, industrial valves, all kinds of water industry supplies, meters for water, gas, heat and bathtubs, electric water heater; Production of energy-saving glass;
- Other specialized, scientific and technological activities;
- Architectural activities and related technical consulting;
- Financial service support activities: Investment consulting (excluding legal, financial, tax, audit, accounting, securities consulting);
- Other specialized wholesale: Trading in raw materials, fuel, supplies, equipment, spare parts, machinery accessories, equipment for production of construction materials, construction and urban development;
- Other education: Training and fostering managers, technical officials and workers, construction material production workers; training and providing orientation education for Vietnamese workers and experts working abroad for a definite time;
- Restaurants and mobile catering services;
- Short-stay services;
- Technical inspection and analysis;
- Scientific research and technological development in science, engineering and technology;
- Drainage and wastewater treatment;
- Waste treatment and disposal;
- Waste recycling;
- Pollution treatment and other waste management activities;
- Site preparation;

- Water exploitation, treatment and supply;
- Concrete production and products from concrete, cement and plaster;
- Other support services related to transportation; and
- Other entertainment activities.

The Corporation's principal activities include investment and trading in real estate and production and trading of construction materials.

The Corporation's structure (*)

Dependent units:	Place of incorporation and operation	Main activities
Viglacera Infrastructure Development Investment Company - Branch of Viglacera Corporation - JSC	Hanoi	Construction and real estate business
Viglacera Urban and Infrastructure Investment Company - Branch of Viglacera Corporation - JSC	Hung Yen	Construction and real estate business
Viglacera Real Estate Company	Bac Ninh	Real estate business
Viglacera Mechanical Construction Company	Lao Cai	Construction and real estate business
Viglacera Construction Company	Bac Ninh	Construction and real estate business
Construction Investment Project Management Board - Branch of Viglacera Corporation - JSC	Hanoi	Construction investment and real estate business
Viglacera Float Glass Company - Branch of Viglacera Corporation - JSC	Ho Chi Minh city	Producing and trading float glass
Viglacera Binh Duong Porcelain Company - Branch of Viglacera Corporation - JSC	Ho Chi Minh city	Manufacturing and trading sanitary ware and accessories
Viglacera My Xuan Porcelain Factory Investment Project Management Board - Branch of Viglacera Corporation - JSC	Ho Chi Minh city	Investment in construction of Viglacera My Xuan Porcelain Factory
Viglacera Research and Development Institute - Branch of Viglacera Corporation - JSC	Hanoi	Technology research and development
Viglacera College	Bac Ninh	Vocational training

Details of the Corporation's subsidiaries, joint ventures and associates is provided in Note No. 4.

(*) According to the Corporation's strategic development orientation for the new period as approved under the Resolution of the 2025 Annual General Meeting of Shareholders, the Board of Directors issued a resolution regarding the approval of the details Plan of "Innovation in the Organisation and Operation of the Real estate segment, Sanitary ware segment, Head office, Viglacera College, Viglacera Research and Development Institute" and its implementation under the development strategy orientation of the Corporation in the new period. Details Plan has been published on the Corporation's website: <http://www.viglacera.com.vn>.

On 1st November 2025, Viglacera Corporation - JSC completed the capital contribution of all assets of Viglacera My Xuan Porcelain Company - Branch of Viglacera Corporation - JSC ("My Xuan Company") and all assets of Viglacera Sanfi Company - Branch of Viglacera Corporation - JSC ("Sanfi Company") to establish Viglacera Sanitary ware Company Limited.

2 . ACCOUNTING CONVENTION AND ACCOUNTING PERIOD

2.1 . Accounting convention

The accompanying separate financial statements, expressed in Vietnam Dong (VND), are prepared under the historical cost convention and in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting.

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

Users of the separate financial statements should read this report together with the Corporation's consolidated financial statements ended 31 December 2025 to obtain sufficient information about the financial position as well as results of operations and cash flows of the Corporation for the period.

Financial year

The Corporation's financial year begins on 01 January and ends on 31 December.

2.2 . Estimates

The preparation of separate financial statements in conformity with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to interim financial reporting requires the Board of Management to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the separate financial statements and the reported amounts of revenues and expenses during the reporting period. Although, these accounting estimates are based on the Board of Management's best knowledge, actual results may differ from those estimates.

2.3 . Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits and short-term, highly liquid investments (not exceeding 3 months) that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

2.4 . Financial investments

Held-to-maturity investments

Held-to-maturity investments comprise investments that the Corporation has the positive intent or ability to hold to maturity, including term deposits and other held-to-maturity investments.

Held-to-maturity investments are recognised on a trade date basis and are initially measured at acquisition price plus directly attributable transaction costs. Post-acquisition interest income from held-to-maturity investments is recognised in the interim income statement on accrual basis. Pre-acquisition interest is deducted from the cost of such investments at the acquisition date.

Held-to-maturity investments are measured at cost less provision for impairment of held-to-maturity investments.

Provision for impairment held-to-maturity investments is made in accordance with prevailing accounting regulations.

Investments in subsidiaries, joint ventures, associates

Investment in subsidiaries

A subsidiary is an entity over which the Corporation has control. Control is achieved where the Corporation has the power to govern the financial and operating policies of an investee enterprise so as to obtain benefits from its activities.

Investment in joint ventures

A joint venture is a contractual arrangement whereby the Corporation and other parties undertake an economic activity that is subject to joint control, i.e., the strategic financial and operating policy decisions relating to the activities require the unanimous consent of the parties sharing control.

Where a group entity undertakes its activities under joint venture arrangements directly, the Corporation's share of jointly controlled assets and any liabilities incurred jointly with other ventures are recognised in the interim separate financial statements of the relevant entity and classified according to their nature. Liabilities and expenses incurred directly in respect of interests in jointly controlled assets are accounted for on an accrual basis. Income from the sale or use of the Corporation's share of the output of jointly controlled assets, and its share of joint venture expenses, are recognised when it is probable that the economic benefits associated with the transactions will flow to/from the Corporation and their amount can be measured reliably.

Joint venture arrangements that involve the establishment of a separate entity in which each venturer has an interest are referred to as jointly controlled entities.

Investments in associates

An associate is an entity over which the Corporation has significant influence and that is neither a subsidiary nor an interest in joint venture. Significant influence is the power to participate in the financial and operating policy decisions of the investee but not control or joint control over those policies.

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

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

Equity investments in other entities

Equity investments in other entities represent the Corporation's investments in ordinary shares of the entities over which the Corporation has no control, joint control, or significant influence.

Equity investments in other entities are carried at cost less provision for impairment.

2.5 . Receivables

Receivables represent the amounts recoverable from customers or other debtors and are stated at book value less provision for doubtful debts.

Provision for doubtful debts is made for receivables that are overdue and difficult to recover or when the debtor is in dissolution, in bankruptcy, or is experiencing similar difficulties and so may be unable to repay the debt.

2.6 . Inventories

Inventories are stated at the lower of cost and net realisable value. Cost comprises:

- For production of construction materials: direct materials and where applicable, direct labour costs and those overheads that have been incurred in bringing the inventories to their present location and condition;
- For trading activities: purchase price and other directly attributable expenses;
- For real estate investment and construction activities: land use levy, cost of site clearance compensation, construction cost, interest expense, direct costs and other general expenses arising during the construction of a project.

The cost of inventories is determined according to the weighted average method for inventories of the production of construction materials and the specific identification method for inventories of the real estate investment and construction activities.

Net realisable value represents the estimated selling price less all estimated costs to completion and costs to be incurred in marketing, selling and distribution.

Inventories are accounted for using the perpetual inventory method.

Methods of determining the value of work in progress at the balance sheet date are as follows:

- For construction, real estate investment activities: Work in progress is determined for work that has not been completed or whose revenue has not yet been recorded, corresponding to the incomplete volume of work at the balance sheet date;
- For construction materials production: Work in progress is determined according to the actual costs incurred for each type of unfinished product.

The evaluation of necessary provision for inventory obsolescence follows current prevailing accounting regulations which allow provisions to be made for obsolete, damaged, or sub-standard inventories and for those which have costs higher than net realisable values as at the balance sheet date.

2.7 . Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less accumulated depreciation.

The costs of purchased tangible fixed assets comprise their purchase prices and any directly attributable costs of bringing the assets to their working condition and location for their intended use.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives as follows:

- Buildings and structures	05 - 50 years
- Machinery and equipment	02 - 20 years
- Motor vehicles	02 - 17 years
- Office equipment	02 - 10 years
- Others	05 - 08 years

Loss or gain resulting from sales and disposals of tangible fixed assets is the difference between the net proceeds from sales or disposals of assets and their carrying amount and is recognised in the interim income statement.

Leasing

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases are classified as operating leases.

The Corporation as lessee

Assets held under finance leases are recognised as assets of the Corporation at their fair value at the inception of the lease or, if lower, at the present value of the minimum lease payments. The corresponding liability to the lessor is included in the interim balance sheet as a finance lease obligation. Lease payments are apportioned between finance charges and reduction of the lease obligation so as to achieve a constant rate of interest on the remaining balance of the liability. Finance charges are charged to profit or loss, unless they are directly attributable to qualifying assets, in which case they are capitalised in accordance with the Corporation's general policy on borrowing costs (see below).

Assets held under finance leases are depreciated over their expected useful lives on the same basis as owned assets. However, when there is no reasonable certainty that ownership will be obtained by the end of the lease term, assets are depreciated over the shorter of the lease term and their useful lives.

Intangible assets and amortisation

Intangible assets include land use rights, copyrights, patents, computer software, compensation, and site levelling expenses and other intangible assets.

Land use rights

Land use rights including definite and indefinite ones are stated at cost less accumulated amortization. Definite land use rights are amortized on a straight-line basis over 50 years. For indefinite land use rights, the Corporation does not amortize.

Patents and copyrights

Patents and copyrights are measured initially at purchase cost and are amortised on the straight-line basis over 12 years.

Computer software

The purchase price of new computer software, which is not an integral part of the related hardware, is capitalized and accounted for as an intangible asset. Computer software is amortised on a straight-line basis over 03 to 08 years.

Compensation and site levelling expenses

Compensation and site levelling expenses are stated at cost less accumulated amortisation and amortised on a straight-line basis over the useful life of the land lot (from 40 to 50 years).

Other intangible assets

Other intangible assets are stated at cost less accumulated amortization and amortised on a straight-line basis over 20 years.

Investment properties

Investment properties are composed of buildings and land use rights, and infrastructure held by the Corporation to earn rentals. Investment properties held to earn rentals are stated at cost less accumulated depreciation. The costs of investment properties comprise cash expenses or fair value of assets that the Corporation pays to purchase or construct and develop the investment properties until the completion of their purchase or construction.

Expenses related to investment property incurred after initial recognition are charged to the carrying amount of the investment property when it is probable that future economic benefits that will flow to the Corporation is higher than the initially assessed performance of the investment property.

Investment properties held to earn rentals are depreciated using the straight-line method over their estimated useful lives, are as details:

- Buildings and land use rights	05 - 50 years
- Infrastructures	38 - 50 years

For the infrastructures in industrial park projects where the Corporation recognizes one-time revenue, the Corporation shall make one-time depreciation into the cost price of the rental service.

2.8 . Construction in progress

Properties in the course of construction for production, rental or administrative purposes, or for other purposes, are carried at cost. Cost includes costs that are necessary to form the assets in accordance with the Corporation's accounting policy. Depreciation of these assets, on the same basis as other assets, commences when the assets are ready for their intended use.

2.9 . Prepayments

Prepayments are expenses which have already been paid but relate to results of operations of multiple accounting periods and gradually allocated in the following accounting period.

The calculation and allocation of prepaid expenses into production and business expenses each year is based on the nature and extent of each type of expense to choose a method and reasonable allocation criteria. Prepayment are gradually allocated to production and business expenses according to the straight-line method.

2.10 . Payables

The payables shall be recorded in details in terms of due date, entities payable, types of currency and other factors according to the requirements for management of the Company.

2.11 . Borrowings and finance lease liabilities

The value of finance lease liabilities is recognized at the payable amount equal to the present value of minimum lease payments or the fair value of leased assets.

Borrowings and finance lease liabilities shall be recorded in details in terms of lending entities, loan agreement and terms of borrowings and finance lease liabilities. In case of borrowings or liabilities denominated in foreign currency, they shall be recorded

2.12 . Borrowing costs

Borrowing costs are recognized as operating expenses in the year, in which it is incurred excepting those which are directly attributable to the construction or production of a qualifying asset are capitalized as part of the cost of that asset in accordance with VAS No. 16 "Borrowing costs". Besides, regarding borrowings serving the construction of fixed assets and investment properties, the interests shall be capitalized even when the construction duration is under 12 months.

Regarding joint liability borrowings attributable to the construction or production of a qualifying asset, the borrowing costs eligible for capitalization in each accounting period shall be determined based on the capitalization rate for weighted average accumulated costs incurred in the construction or production of such asset. The capitalization rate shall be calculated according to the weighted average interest rate of the unpaid borrowings in the year, except for specific borrowings for the purpose of acquiring a qualifying asset

2.13 . Accrued expenses

Accrued expenses include payables for goods and services received from sellers or provided to buyers during the reporting period but have not actually been paid and expenses that have not been incurred but are accrued into production and business expenses in the accounting period to ensure that when the payable expenses are incurred, they will not cause sudden changes in production and business costs in the following years. The recognition of accrued expenses must ensure the matching between revenue and expenses incurred in the period. Accrued expenses will be settled with the actual expenses incurred. The difference between the accrual amount and the actual expense is recognized as a refund or addition to the expenses in the periods.

2.14 . Payable provisions

Payable provisions are recognised when the Corporation has a present obligation as a result of a past event, and it is probable that the Corporation will be required to settle that obligation. Provisions are measured at the management's best estimate of the expenditure required to settle the obligation as at the balance sheet date.

2.15 . Advances from customers

Advances from customers to rent infrastructure, purchase houses in the future but not eligible to be recognized as revenue in the period are reflected in the account "Advances from customers" in the liabilities section on the balance sheet.

2.16 . Unearned revenue

Unearned revenue is the amounts received in advance relating to results of operations of for multiple accounting periods for real estate leasing services that have been yet provided. The Corporation recognizes unearned revenue in proportion to its obligations that the Corporation will have to perform in the future. When the revenue recognition conditions are satisfied, unearned revenue will be recognized in the interim income statement for the period corresponding to the portion that meets the revenue recognition conditions.

2.17 . Owner's equity

Owner's equity is stated at actually contributed capital of owners.

Share premium is recorded at the difference between the par value with costs directly attributable to the issuance of shares and issue price of shares (including the case of re-issuing treasury shares) and can be a positive premium (if the issue price is higher than par value and costs directly attributable to the issuance of shares) or negative premium (if the issue price is lower than par value and costs directly attributable to the issuance of shares).

Retained earnings are used to present the Company's operating results (profit, loss) after corporate income tax and profit appropriation or loss handling of the Company. The distribution of net profits is made when the net profit of the company does not exceed the net profit presented on Consolidated Financial Statements after eliminating the profits from cheap purchase.

In case dividend payment or profit distribution for the owners exceeds the net profit, the difference shall be recorded as a decrease in contributed capital. Net profit can be distributed to investors based on capital contribution rate after being approved by General Meeting of Shareholders/Board of Management and after being appropriated to funds in accordance with the Company's Articles of Incorporation and Vietnamese statutory requirements.

2.18 . Revenue recognition

Revenue from the sale of goods

Revenue from the sale of goods is recognised when all five (5) following conditions are satisfied:

- the Corporation has transferred to the buyer the significant risks and rewards of ownership of the goods;
- the Corporation retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- the amount of revenue can be measured reliably;
- it is probable that the economic benefits associated with the transaction will flow to the Corporation; and
- the costs incurred or to be incurred in respect of the transaction can be measured reliably.

Revenue from services rendered

Revenue of a transaction involving the rendering of services is recognised when the outcome of such transactions can be measured reliably. Where a transaction involving the rendering of services is attributable to several years, revenue is recognised in each year by reference to the percentage of completion of the transaction at the balance sheet date of that year. The outcome of a transaction can be measured reliably when all four (4) following conditions are satisfied:

- the amount of revenue can be measured reliably;
- it is probable that the economic benefits associated with the transaction will flow to the Corporation;
- the percentage of completion of the transaction at the balance sheet date can be measured reliably; and

- the costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Revenue from sales of real estate

Revenue from the sale of real estate is recognised when all five (5) following conditions are satisfied:

- the real estate has been completed and transferred to the buyer, the Corporation has transferred to the buyer the significant risks and rewards of ownership of the real estate;
- the Corporation retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the real estate sold;
- the amount of revenue can be measured reliably;
- the economic benefits associated with the transaction flowed or will flow to the Corporation; and
- the costs incurred or to be incurred in respect of the transaction can be measured reliably.

In case of selling real estate goods in the form of completion by the customer or completed by the Corporation according to the customer's request, revenue is recorded when completing and handing over the rough construction to the customer.

Revenue from long-term lease of real estate

The Corporation applies the provisions of Circular No. 200/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance guiding the accounting regime for enterprises to recognize revenue from lease of real estate. If the lease-term is greater than 90% of the asset's useful life, the Company will recognize the revenue for the entire prepaid lease payment in accordance with the following conditions:

- Lessee is not allowed to cancel the lease contract during the lease term, and the Corporation is not responsible for reimbursing the prepaid lease payments under any circumstances;
- The prepaid lease payment is not less than 90% of the total estimated lease payment collected under contract over the lease period and lessee must pay all rental within 12 months from the commencement of the lease;
- Risks and rewards associated with the ownership of leased assets are transferred to the lessee; and
- The costs of leasing activity have been reliably estimated

Revenue from Construction contracts

Where the outcome of a construction contract can be estimated reliably and is accepted by the customers, revenue and costs are recognised by reference to the stage of completion of the contract activity accepted by the customers in the period. Variations, claims and incentive payments are included in contract revenue to the extent that they have been accepted by the customer.

Where the outcome of a construction contract cannot be estimated reliably, contract revenue is recognised to the extent of contract costs incurred that it is probable of recovery.

Financial income

Revenue arising from the use by the others of the Company's assets yielding interest, royalties and dividends shall be recognised when (2) conditions are satisfied:

- It is probable that the economic benefits associated with the transaction will flow to the Company; and
- The amount of the revenue can be measured reliably.

Dividend income shall be recognised when the Company's right to receive dividend is established.

2.19 . Sale deductions

Sales deductions include trade discounts and sales returns

Sales deductions incurred in the same period of the related revenue from sales of products, goods and rendering of services are recorded as a deduction from the revenue of that period. In case that sales deductions for sales of products, goods or rendering of services sold in the period incurred after the interim balance sheet date but before the issuance of the interim separate financial statements, the Corporation recorded as revenue deductions for the period.

2.20 . Costs of good sold

The recognition of cost of goods sold is matched against revenue in the period. The expense accrual to estimate the cost of real

- The accrued expenses and actual expenses included in cost of goods sold are in conformity with the norm of cost price on the basis of total cost estimate of sold real estate (determined by area).

2.21 . Financial expenses

Items recorded into financial expenses comprise:

- Expenses or losses relating to financial investment activities;
- Borrowing costs;
- Losses from the disposal and transfer of short-term securities, transaction cost of selling securities;
- Provision for diminution in value of trading securities price; provision for losses from investment in other entities, losses from sale of foreign currency, exchange loss, etc.

The above items are recorded by the total amount arising in the year without offsetting against financial income.

2.22 . Foreign currencies

Transactions arising in foreign currencies are translated at exchange rates ruling at the transaction date. The balances of monetary items denominated in foreign currencies as at the interim balance sheet date are retranslated at the exchange rates of commercial bank where the Corporation usually transacts on the same date. Exchange differences arising from the translation of these accounts are recognised in the separate income statement.

2.23 . Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the period. Taxable profit differs from profit before tax as reported in the interim income statement because it excludes items of income or expense that are taxable or deductible in other periods (including loss carried forward, if any) and it further excludes items that are never taxable or deductible.

Deferred tax is recognised on significant differences between carrying amounts of assets and liabilities in the separate financial statements and the corresponding tax bases used in the computation of taxable profit and is accounted for using balance sheet liability method. Deferred tax liabilities are generally recognised for all temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which deductible temporary differences can be utilised.

Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset realised. Deferred tax is charged or credited to profit or loss, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same tax authority and the Corporation intends to settle its current tax assets and liabilities on a net basis.

The determination of the tax currently payable is based on the current interpretation of tax regulations. However, these regulations are subject to periodic variation and their ultimate determination depends on the results of the tax authorities' examinations.

Other taxes are paid in accordance with the prevailing tax laws in Vietnam.

Corporate income tax incentives

For income generated from for-sale and for-lease social housing investment and trading project, the Corporation is entitled to the tax rate of 10%.

Viglacera Float Glass Company - a branch of the Corporation is entitled to tax incentives from implementing new investment projects in the high-tech park, accordingly, the enterprise's income from the implementation of new investment projects in the field of scientific research and technological development is entitled to a preferential tax rate of 10% for a period of 15 years, a four-year tax exemption, a reduction of 50% of tax payable for the next nine years maximum. From July 2021, Viglacera Float Glass Company began to apply 50% reduction of the tax payable related to income from production and trading of energy-saving glass products.

Viglacera My Xuan Porcelain Company - a branch of the Corporation is entitled to tax incentives as follows: entitled to a tax rate of 17% for a period of 10 years from the year that the Viglacera My Xuan Porcelain Company's projects generate taxable profit (2022) and 20% for the following years; a two-year tax exemption and a reduction of 50% of tax payable for the next four years. From 2022, Viglacera My Xuan Porcelain Company - a branch of the Corporation generate taxable income and enjoy corporate income tax incentives.

Except for tax incentives mentioned above, the Corporation is currently applying the corporate income tax rate of 20% for other business activities that generate taxable profit for the 6-month period ended 30 June 2024.

2.24 . Related Parties

The parties are regarded as related parties if that party has the ability to control or significantly influence the other party in making decisions about the financial policies and activities. The Company's related parties include:

- Enterprises, directly or indirectly through one or more intermediaries, having control over the Company or being under the control of the Company, or being under common control with the Company, or being under common control with the Company, including the Company's parent, subsidiaries and associates;
- Individuals, directly or indirectly, holding voting power of the Company that have a significant influence on the Company, key management personnel including directors and employees of the Company, the close family members of these individuals;
- Enterprises that the above-mentioned individuals directly or indirectly hold an important part of the voting power or have significant influence on these enterprises.

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

3 . CASH AND CASH EQUIVALENTS

	31/12/2025	01/01/2025
	VND	VND
Cash on hand	1,278,912,685	967,428,157
Bank demand deposits	343,008,464,553	410,189,857,533
Cash equivalents	57,605,074,677	1,205,534,365,614
Total	401,892,451,915	1,616,691,651,304

4 . FINANCIAL INVESTMENTS

a) Held-to-maturity investments

	31/12/2025	01/01/2025
	VND	VND
Current investments		
- Term deposits having original terms from above 03 months to less than 12	3,137,588,389	5,585,000,000
Non-current investments		
- Other investments	82,300,000	82,300,000
Total	3,219,888,389	5,667,300,000

c) Investments in subsidiaries

(Details as in Annex 1)

5 . SHORT-TERM TRADE RECEIVABLES

	31/12/2025	01/01/2025
	VND	VND
Receivables from construction material purchasers	58,821,602,011	127,176,257,227
Receivables from industrial infrastructure and warehouse lessees	193,453,305,071	154,369,339,428
Receivables from house buyers	42,504,357,612	36,170,233,439
Others	64,838,100,767	113,537,284,360
Total	359,617,365,461	431,253,114,454

6 . OTHER RECEIVABLES

	31/12/2025	01/01/2025
	VND	VND
<i>a) Current</i>		
Receivables from Viglacera AAC Joint Stock Company	501,777,966,772	215,426,482,627
Receivables of dividends and distributed profits	57,969,273,266	51,470,709,630
Advance receivable	9,160,927,922	31,851,436,963
Renumerations, insurance and other on-behalf payments	11,589,528,362	17,735,575,599
Site clearance compensation expenses deducted from land rentals payables	7,653,604,364	16,814,532,286
Receivables from compensation for site clearance at Phong Dien Industrial Park	10,448,197,210	20,822,713,645
	-	5,645,630,640
Receivables from Vinh Phuc House and Development Joint Stock Company	5,192,067,839	5,192,067,839
Deposits and mortgages	41,078,736,495	42,632,147,000
Receivables from Viglacera Sanitary ware Company Limited	307,262,717,897	
Others	51,422,913,417	23,261,669,025
<i>b) Non-current</i>	886,739,044,725	210,241,549,600
Site clearance compensation expenses deducted from land rentals payables	886,498,160,766	208,460,910,641
Deposits and mortgages	240,883,959	1,780,638,959

7 . BAD DEBTS

	31/12/2025		01/01/2025	
	Cost	Recoverable amount	Cost	Recoverable amount
	VND	VND	VND	VND
Viglacera AAC Joint Stock Company	42,191,523,975	4,114,581,121	39,930,811,630	2,685,341,302
Viglacera Consulting Joint Stock Company	6,053,146,464	19,073,049	6,129,754,990	24,804,144
Vinh Phuc House and Development Joint Stock Company	6,276,862,862	-	6,276,862,862	-
Sado Germany Window Joint Stock Company	4,608,080,376	2,507,749,290	5,628,095,883	3,309,927,711
JUNA Company Limited	5,191,824,617	-	5,191,824,617	-
Ba Hien Joint Stock Company	4,908,189,208	-	4,908,189,208	-
Others	136,912,136,211	18,619,366,044	93,271,999,789	24,234,009,952
Total	206,141,763,712	25,260,769,504	161,337,538,979	30,254,083,109
Total provision made		180,880,994,208		131,083,455,870

8 . INVENTORIES

	31/12/2025		01/01/2025	
	Cost VND	Provision VND	Cost VND	Provision VND
Raw materials	45,029,380,779	(13,893,515,158)	94,127,379,866	(14,908,344,825)
Tools and supplies	4,048,843,920	(1,859,775,458)	8,645,368,867	-
Work in progress	1,433,568,888,667	-	1,782,665,452,192	-
- <i>Glass, porcelain, shower, others</i>	29,000,000	-	10,836,042,940	-
- <i>Real estate, construction (i)</i>	1,433,539,888,667	-	1,771,829,409,252	-
Finished goods	199,111,338,028	(19,636,346,646)	512,924,519,454	(16,692,620,016)
- <i>Glass, porcelain, shower, others</i>	195,492,308,399	(19,636,346,646)	504,424,751,249	(16,692,620,016)
- <i>Real estate, construction (i)</i>	3,619,029,629	-	8,499,768,205	-
Merchandise	564,637,398	(532,996,245)	10,711,991,088	(533,594,245)
- <i>Glass, porcelain, shower, others</i>	564,637,398	(532,996,245)	10,711,991,088	(533,594,245)
Goods on consignment	-	-	48,359,775	-
Total	1,682,323,088,792	(35,922,633,507)	2,409,123,071,242	(32,134,559,086)

(i) Details of work in progress of real estate and construction activities are as follows:

	31/12/2025		01/01/2025	
		VND		VND
Project of Office, Hotel and Residential Complex - No. 1 Thang Long Avenue		334,500,961,526		334,500,961,526
Investment project on building workers' housing in Dong Tien		183,288,499,567		269,120,293,101
Investment project on building workers and expatriates' housing in Dong Van IV Industrial Park		103,184,151,322		290,524,995,674
Project of Dang Xa Urban Area		207,011,612,853		208,764,058,001
Project of Housing area for employees and experts of Dong Mai Industrial Park		189,313,008,467		258,613,655,111
Project of Social housing area for employees of Phu Ha Industrial Park		10,845,137,338		197,351,058,536
Other projects		405,396,517,594		212,954,387,303
Total		1,433,539,888,667		1,771,829,409,252

9 . CONSTRUCTION IN PROGRESS

	31/12/2025		01/01/2025	
		VND		VND
Thuan Thanh Industrial Zone project - phase I		1,779,264,854,124		2,116,660,692,130
Phu Ha Industrial Zone project - phase I		661,871,582,824		780,195,377,448
Tien Hai - Thai Binh Industrial Zone project		209,457,346,576		567,455,107,466
Phong Dien - Viglacera, Hue Industrial Zone project		495,880,629,531		482,601,472,479
Hai Yen Industrial Zone project		14,466,332,162		14,894,521,573
Others		392,322,083,734		518,943,057,973
Total		3,553,262,828,951		4,480,750,229,069

10 . TANGIBLE FIXED ASSETS

Detail in Annex 2

11 . FINANCE LEASE ASSETS

	Machinery and equipment VND	Transportation vehicles VND	Total VND
COST			
Opening balance	16,707,348,576	3,597,081,818	20,304,430,394
- <i>Additions</i>	2,868,253,670	1,524,249,182	4,392,502,852
- <i>Purchase of Finance lease assets</i>	12,000,000	-	12,000,000
- <i>Transfer to Tangible fixed assets</i>	(8,619,348,576)	(3,597,081,818)	(12,216,430,394)
- <i>Contributing capital in the form of assets</i>	(10,968,253,670)	-	(10,968,253,670)
- <i>Others Decrease</i>	-	-	-
Closing balance	-	1,524,249,182	1,524,249,182
ACCUMULATED DEPRECIATION			
Opening balance	4,267,227,040	1,258,978,642	5,526,205,682
- <i>Depreciation</i>	1,343,666,332	269,781,139	1,613,447,471
- <i>Transfer to Tangible fixed assets</i>	(4,986,503,557)	(1,528,759,781)	(6,515,263,338)
- <i>Contributing capital in the form of assets</i>	(624,389,815)	-	(624,389,815)
- <i>Others Decrease</i>	-	-	-
Closing balance	-	-	-
NET BOOK VALUE			
Opening balance	12,440,121,536	2,338,103,176	14,778,224,712
Closing balance	-	1,524,249,182	1,524,249,182

12 . INTANGIBLE ASSETS

Detail in Annex 3

13 . INVESTMENT PROPERTY

	Buildings and land use rights	Infrastructure	Total
	VND	VND	VND
COST			
Opening balance	1,330,182,532,657	10,265,867,719,485	11,596,050,252,142
Increase	488,247,697,057	1,114,298,206,842	1,602,545,903,899
- <i>Transfer from construction in progress</i>	462,949,540,557	1,113,339,629,733	1,576,289,170,290
- <i>Others Increase</i>	25,298,156,500	958,577,109	26,256,733,609
Decrease	(179,881,594,489)	(378,102,096,329)	(557,983,690,818)
- <i>Decrease due to adjustment of Total</i>	-	(356,990,692,005)	(356,990,692,005)
- <i>Transfer to tangible fixed assets</i>	(84,837,268,295)	-	(84,837,268,295)
- <i>Others</i>	(95,044,326,194)	(21,111,404,324)	(116,155,730,518)
Closing balance	1,638,548,635,225	11,002,063,829,998	12,640,612,465,223
ACCUMULATED DEPRECIATION			
Opening balance	485,889,618,465	9,208,605,556,723	9,694,495,175,188
Increase	56,932,583,032	1,149,816,720,989	1,206,749,304,021
- <i>Depreciation</i>	56,932,583,032	1,148,858,143,880	1,205,790,726,912
- <i>Others</i>	-	958,577,109	958,577,109
Decrease	(47,440,525,783)	(374,555,317,371)	(421,995,843,154)
- <i>Decrease due to adjustment of Total</i>	-	(353,443,913,047)	(353,443,913,047)
- <i>Transfer to tangible fixed assets</i>	(34,180,785,820)	-	(34,180,785,820)
- <i>Others</i>	(13,259,739,963)	(21,111,404,324)	(34,371,144,287)
Closing balance	495,381,675,714	9,983,866,960,341	10,479,248,636,055
NET BOOK VALUE			
Opening balance	844,292,914,192	1,057,262,162,762	1,901,555,076,954
Closing balance	1,143,166,959,511	1,018,196,869,657	2,161,363,829,168

14 . PREPAYMENTS

	31/12/2025	01/01/2025
	VND	VND
a) Current		
Tools and dies	1,244,077,200	10,685,791,480
Fixed asset overhaul	177,955,524	3,633,460,741
Others	-	1,668,152,295
	1,066,121,676	5,384,178,444
b) Non-current		
Land and infrastructure rental	142,884,012,900	109,181,701,668
Fixed asset overhaul	121,258,441,967	71,071,157,765
Tools and dies	5,226,827,874	11,497,460,243
Maintenance fee of commercial parts of the 671 Hoang Hoa Tham project	2,760,881,354	13,775,811,330
Others	5,525,290,565	5,674,881,046
	8,112,571,139	7,162,391,284

15 . LOANS AND OBLIGATIONS UNDER FINANCE LEASES

Detail in Annex 4

16 . TRADE PAYABLES

	31/12/2025		01/01/2025	
	Amount	Amount able to be paid off	Amount	Amount able to be paid off
	VND	VND	VND	VND
Ha Noi Housing Development and Investment Joint Stock Company 22	23,774,908,759	23,774,908,759	21,765,817,374	21,765,817,374
Tien Du Construction Company Limited	2,185,187,723	2,185,187,723	7,530,890,056	7,530,890,056
Bac Ninh Construction Joint Stock Company	8,361,467,409	8,361,467,409	55,565,253,797	55,565,253,797
Duong Nhat Investment Construction and Environmental Technology Company Limited	4,428,043,659	4,428,043,659	6,640,139,965	6,640,139,965
ECOBA Environment Technology Company Limited	5,756,513,750	5,756,513,750	13,911,465,160	13,911,465,160
379 Infrastructure Construction Joint Stock Company	7,107,521,942	7,107,521,942	18,697,286,496	18,697,286,496
Building and development sub-structure construction JSC	5,980,899,034	5,980,899,034	21,549,778,804	21,549,778,804
Tuan Kiet Transport, Trading and Construction Company Limited	5,979,207,594	5,979,207,594	33,877,656,876	33,877,656,876
Others	308,900,531,903	308,900,531,903	482,053,476,200	482,053,476,200
Total	372,474,281,773	372,474,281,773	661,591,764,728	661,591,764,728

17 . TAXES AND PAYABLES TO THE STATE BUDGET

Detail in Annex 5

18 . ACCRUED EXPENSES

	31/12/2025		01/01/2025	
	VND	VND	VND	VND
a) Short-term				
Accrual for construction work and projects		1,059,971,988,510		973,839,277,126
Land rental at industrial parks		1,023,362,231,338		940,331,255,223
Accrued loan interest		5,116,194,722		5,046,601,366
Other accruals		6,031,013,781		2,891,154,317
b) Long-term accrued expenses		202,776,000,335		238,323,318,020
Accrual for construction work and projects		202,776,000,335		238,323,318,020

19 . OTHER PAYABLES

	31/12/2025 VND	01/01/2025 VND
a) Current payables	150,938,706,423	292,053,620,889
Deposits for purchases of land, house and rental of infrastructure in industrial zones and premises from customers	42,258,063,000	141,423,818,432
Payables to individual contractors	29,101,792,063	76,001,062,015
Payable to the Ministry of Construction: advanced scientific research funding	38,743,400,841	38,743,400,841
Short-term deposits received	8,692,776,236	6,942,666,342
Dividends, profits payable	1,832,540,500	2,163,680,000
Others	30,310,133,783	26,778,993,259
b) Non-current payables	110,271,085,044	54,741,845,641
Long-term deposits received	66,229,393,087	54,741,845,641
Phải trả khác	44,041,691,957	

20 . UNEARNED REVENUE

	31/12/2025 VND	01/01/2025 VND
a) Short-term	130,170,093,383	37,222,723,678
Real estate rental revenue received in advance	130,093,310,050	36,916,151,938
Other unearned revenue	76,783,333	306,571,740
b) Long-term	2,543,304,163,274	2,530,378,000,570
Real estate rental revenue received in advance	2,543,304,163,274	2,530,378,000,570
Total	2,673,474,256,657	2,567,600,724,248

21 . PROVISIONS

	31/12/2025 VND	01/01/2025 VND
a) Short-term	21,935,298,600	20,972,993,000
- Provision for maintenance of industrial zone infrastructure	21,935,298,600	20,972,993,000
b) Long-term	139,419,700,662	428,893,594,860
- Provision for overhaul of fixed assets	-	280,834,000,000
- Provision for maintenance of industrial zone infrastructure	137,681,590,646	148,059,594,860
- Provision for construction warranty	1,738,110,016	-

22 . OWNERS' EQUITY

a) Changes in owner's equity

Detail in Annex 6

b) Details of Contributed capital

	31/12/2025 VND	Pct	01/01/2025 VND	Pct
Ministry of Construction	1,729,852,620,000	38.58	1,729,852,620,000	38.58
GELEX Infrastructure Joint Stock	2,251,056,800,000	50.21	2,251,056,800,000	50.21
Other shareholders	502,590,580,000	11.21	502,590,580,000	11.21
Total	4,483,500,000,000	100.0	4,483,500,000,000	100.0

d) Shares

	31/12/2025	01/01/2025
Number of share registered		
Number of shares issued to the public	448,350,000	448,350,000
- <i>Ordinary shares</i>	448,350,000	448,350,000
Number of outstanding shares in circulation	448,350,000	448,350,000
- <i>Ordinary shares</i>	448,350,000	448,350,000
An ordinary share has par value of VND 10,000/share.		

23 . REVENUE

	Year 2025 VND	Year 2024 VND
Revenue from goods sold	1,345,523,568,851	1,005,857,321,739
<i>Revenue from real estate</i>	463,049,799,588	190,222,262,385
<i>Revenue from glass and mirror products</i>	359,800,927,465	365,907,023,437
<i>Revenue from ceramic products, showers and accessories</i>	514,165,369,736	418,221,417,520
<i>Revenue from other products</i>	8,507,472,062	31,506,618,397
Revenue from services rendered	3,061,459,929,259	2,929,570,236,377
<i>Revenue from lease of land with infrastructure</i>	2,246,045,656,042	2,314,088,530,769
<i>Revenue from management and operation of industrial zone, urban area and apartment</i>	763,752,953,533	604,476,917,354
<i>Revenue from other services</i>	51,661,319,684	11,004,788,254
Total	4,406,983,498,110	3,935,427,558,116

24 . COST OF SALES

	Year 2025 VND	Year 2024 VND
Cost of goods sold	1,187,622,503,199	919,301,756,482
<i>Cost of real estate</i>	360,160,545,693	136,647,961,303
<i>Cost of glass and mirror products</i>	390,695,018,302	327,661,051,322
<i>Cost of ceramic products, showers and accessories</i>	430,384,644,050	423,730,562,018
<i>Cost of other products</i>	6,382,295,154	31,262,181,839
Cost of service rendered	1,385,414,068,375	1,132,569,056,176
<i>Cost of land rental and infrastructure development (i)</i>	834,213,274,800	723,032,825,713
<i>Cost of management and operation of industrial zone, urban area and apartment</i>	526,303,358,532	407,151,613,523
<i>Cost of other services</i>	24,897,435,043	2,384,616,940
Reversal of overhaul provision of fixed assets	(274,991,573,391)	-
Total	2,298,044,998,183	2,051,870,812,658

(i) Cost of services for leasing infrastructure at industrial parks includes the impacts of changes in the total investment amounts of Thuan Thanh Industrial Park Project as per Decision No. 95/TCT-HDQT dated 31 March 2025; Dong Mai Industrial Park Project as per Decision No. 127/TCT-HDQT dated 13 May 2025, Tien Hai Industrial Park Project as per Decision No. 125/TCT-HDQT dated 13 May 2025, Phu Ha Industrial Park Project as per Decision No. 126/TCT-HDQT dated 13 May 2025 and Lot E,F Tien Hai Industrial Park Project as per Decision No. 231/TCT-HDQT dated 29 September 2025.

(ii) Pursuant to Resolution No. 393/TCT-HDQT dated 31 December 2025 issued by the Board of Directors of the Corporation regarding the approval of the discontinuation of the major repair plan for the furnace and the reversal of the accrued provision for major repairs at Viglacera Float Glass Company. Accordingly, Viglacera Float Glass Company has fully reversed the entire provision previously recognized as an expense during the year.

25 . FINANCIAL INCOME

	Year 2025 VND	Year 2024 VND
Bank and loan interest	29,330,063,348	2,457,009,582
Dividends and profits received	234,031,046,000	163,723,208,000
Foreign exchange gain	2,989,293,252	1,559,929,201
Gain on disposal of investments	78,579,025,933	-
Other financial income	21,434,368	38,034,949
Total	344,950,862,901	167,778,181,732

26 . FINANCIAL EXPENSES

	Year 2025 VND	Year 2024 VND
Interest expense	3,824,707,552	9,292,013,270
Foreign exchange loss	3,581,855,292	3,442,261,725
Addition to provisions for impairment of investments	483,185,144,402	90,959,459,473
Other financial expenses	3,726,988,205	-
Total	494,318,695,451	103,693,734,468

27 . SELLING EXPENSES

	Year 2025 VND	Year 2024 VND
Shipping costs	22,530,674,773	16,472,500,116
Labour	25,632,500,878	30,287,552,217
Out-sourced services	65,159,802,018	75,332,120,250
Other expenses	23,984,322,718	33,481,358,874
Total	137,307,300,387	155,573,531,457

28 . GENERAL AND ADMINISTRATION EXPENSES

	Year 2025 VND	Year 2024 VND
Tools, dies and supplies	5,486,057,338	4,701,110,458
Labour	201,439,782,873	199,370,772,293
Depreciation and amortization expenses	9,557,185,106	10,312,683,439
Taxes, fees and charges	2,519,282,066	2,911,720,490
Out-sourced services	45,237,916,532	35,652,515,901
Other expenses	103,110,415,447	85,620,072,145
Science and technology development fund	-	40,000,000,000
Total	367,350,639,362	378,568,874,726

29 . PRODUCTION COST BY NATURE

	Year 2025 VND	Year 2024 VND
Tools, dies and supplies	655,149,073,082	881,195,756,289
Labour	492,553,443,033	473,063,943,626
Depreciation and amortization expenses	1,012,335,008,949	899,701,430,728
Out-sourced services	719,878,764,839	602,332,080,847
Other expenses	115,739,073,902	385,556,758,899
Total	2,995,655,363,805	3,241,849,970,389

30 . SEGMENTS

Business segments:

Detail in Annex 7

31 . CORRESPONDING FIGURES

The Comparative figures for the beginning of the year on the Balance sheet and corresponding Notes are the figurers of the audited Separate Financial Statement for the fiscal year ended 31 December 2024 by Deloitte Vietnam Audit Company limited. The Comparative figures on the Income statement, Cash flow statement and corresponding Notes are the figures of the Separate financial statement for the fourth quarter of 2024 prepared by Viglacera Corporation - JSC.

Preparer



Tong Thi Thuy

Chief Accountant



Ngo Trong Toan

Hanoi, January 2026

Deputy General Director



Tran Thi Minh Loan



Annex 1 : EQUITY INVESTMENTS IN OTHER ENTITIES

	31/12/2025	01/01/2025
	VND	VND
Direct subsidiaries		
Phu My Ultra Clear Float Glass Company Limited	5,981,725,173,629	3,339,869,665,817
Vietnam Float Glass Company Limited (VFG)	660,100,000,000	660,100,000,000
Dap Cau Sheet Glass Joint Stock Company	597,410,000,000	-
Viglacera Van Hai Joint Stock Company	280,645,000,000	280,645,000,000
Viglacera Mineral Joint Stock Company	789,985,611,563	789,985,611,563
Viglacera Sanitary ware Company Limited	7,447,460,436	7,447,460,436
Viet Tri Viglacera Joint Stock Company	486,000,000,000	-
Viglacera Thanh Tri Sanitary Joint Stock Company	-	29,999,243,861
Viglacera Trading Joint Stock Company (i)	-	39,898,908,925
Viglacera Thang Long Joint Stock Company	21,420,000,000	21,420,000,000
Viglacera Tien Son Joint Stock Company	245,248,800,000	245,248,800,000
Viglacera Hanoi Joint Stock Company	28,560,000,000	28,560,000,000
Viglacera AAC Joint Stock Company	62,200,000,000	62,200,000,000
Viglacera Packings & Brake Linings Joint Stock Company	6,553,719,948	6,553,719,948
Viglacera Ha Long Joint Stock Company	226,136,894,000	226,136,894,000
Tu Liem Joint Stock Company	22,876,640,252	22,876,640,252
382 Dong Anh Joint Stock Company	3,895,380,000	3,895,380,000
Huu Hung Construction Porcelain Joint Stock Company	5,246,606,313	5,246,606,313
Viglacera Consulting Joint Stock Company	2,823,344,712	2,823,344,712
CHAO - Viglacera Co., Ltd.	-	3,146,015,300
Viglacera Yen My Industrial Park Development Joint Stock Company	180,000,000,000	180,000,000,000
ViMariel Joint Stock Company	426,575,716,405	395,514,867,126
Viglacera Thai Nguyen Joint Stock Company	719,100,000,000	306,000,000,000
Viglacera Hung Yen Joint Stock Company	178,500,000,000	-
VIHOCE Tien Duong Investment Joint Stock Company	825,000,000,000	-
Viglacera Phu Tho Joint Stock Company	206,000,000,000	
Joint venture, Direct associates	164,495,540,056	445,079,247,897
Vietnam Float Glass Company Limited (VFG)	-	286,821,000,000
SanVig Joint Stock Company	132,383,312,719	126,146,020,560
Tu Son Ceramic Joint Stock Company	4,837,506,400	4,837,506,400
Yen Hung Construction Ceramic Joint Stock Company	2,002,000,000	2,002,000,000
Cau Duong Refractory Brick Joint Stock Company	3,482,862,617	3,482,862,617
Viglacera Investment and Import-Export Joint Stock Company	21,789,858,320	21,789,858,320
	0/1/1900	0/1/1900
Investments in other entities	8,242,682,344	8,242,682,344
Vinh Phuc House and Development Joint Stock Company	1,305,017,929	1,305,017,929
Cau Xay Joint Stock Company	1,184,497,242	1,184,497,242
Viglacera Land Construction Consulting Joint Stock Company	353,167,173	353,167,173
Visaho Joint Stock Company	5,400,000,000	5,400,000,000
	6,154,463,396,029	3,793,191,596,058

Details of the Corporation's subsidiaries, joint ventures and associates as at 31 December 2025 are as follows:

Subsidiary/associate	Location	Ownership interest (%)	Voting power held (%)	Main business
Direct subsidiaries				
Dap Cau Sheet Glass Joint Stock Company	Bac Ninh	86.41%	86.41%	Glass manufacturing and trading
Phu My Ultra Clear Float Glass Company Limited	Ho Chi Minh city	65.00%	65.00%	Glass manufacturing and trading
Vietnam Float Glass Company Limited (VFG)	Bac Ninh	100.000%	100.000%	Glass manufacturing and trading
Viglacera Van Hai Joint Stock Company	Quang Ninh	98.17%	98.17%	Sand exploitation and trading, tourism and service provision
Viglacera Mineral Joint Stock Company	Lao Cai	51.00%	51.00%	Mineral exploitation and trading
Viglacera Sanitary ware Company Limited	Hanoi	100.00%	100.00%	Ceramic sanitary ware and accessories manufacturing and trading
Viglacera Thang Long Joint Stock Company	Phu Tho	51.07%	51.07%	Ceramic tile manufacturing and trading
Viglacera Tien Son Joint Stock Company	Bac Ninh	51.00%	51.00%	Ceramic tile manufacturing and trading
Viglacera Hanoi Joint Stock Company	Hanoi	51.00%	51.00%	Ceramic tile manufacturing and trading
Viglacera AAC Joint Stock Company (1)	Bac Ninh	96.19%	97.69%	Producing and trading pressure brick, aerated concrete panel
Viglacera Packings & Brake Linings Joint Stock Company	Hanoi	51.00%	51.00%	Brake lining and packaging manufacturing and trading
Viglacera Ha Long Joint Stock Company	Quang Ninh	50.48%	50.48%	Fired clay tile manufacturing and trading
Tu Liem Joint Stock Company	Hanoi	55.92%	55.92%	Fired clay tile manufacturing and trading
382 Dong Anh Joint Stock Company	Hanoi	51.00%	51.00%	Fired clay tile manufacturing and trading
Huu Hung Construction Porcelain Joint Stock Company	Hanoi	51.00%	51.00%	Fired clay tile manufacturing and trading
Viglacera Consulting Joint Stock Company	Hanoi	76.89%	76.89%	Fired clay tile manufacturing and trading
Viglacera Yen My Industrial Park Development Joint Stock Company	Hung Yen	60.00%	60.00%	Construction work planning and designing
ViMariel Joint Stock Company (2)	Cuba	99.94%	99.95%	Investment and trading Industrial zone infrastructure construction
Viglacera Thai Nguyen Joint Stock Company	Thai Nguyen	59.94%	51.00%	Investment and trading Industrial zone infrastructure construction
Viglacera Hung Yen Joint Stock Company	Hung Yen	51.00%	51.00%	Investment and trading Industrial zone infrastructure construction
Viglacera Phu Tho Joint Stock Company	Phu Tho	52.02%	51.00%	Investment and trading Industrial zone infrastructure construction
VIHOCE Tien Duong Investment Joint Stock Company	Hanoi	55.00%	55.00%	Investment and trading housing

Indirect subsidiaries

Viet Tri Viglacera Joint Stock Company	Phu Tho	92.82%	92.82%	Ceramic sanitary ware and accessories manufacturing and trading
Viglacera Thanh Tri Sanitary Joint Stock Company	Hanoi	59.96%	59.96%	Ceramic sanitary ware and accessories manufacturing and trading
Viglacera Trading Joint Stock Company (1)	Hanoi	100.00%	100.00%	Construction material trading
Viglacera Ha Long Trading One Member Company Limited	Quang Ninh	50.48%	100.00%	Trading of construction material
Viglacera Clinker Tile Joint Stock Company	Quang Ninh	50.44%	99.92%	Construction and trading material manufacturing
Viglacera Ceramic Tiles Trading Joint Stock Company	Hanoi	51.02%	100.00%	Ceramic tile trading
Viglacera Glazing One Member Limited Liability Company	Bac Ninh	86.41%	100.00%	Trading and installing construction glass
Viglacera Can Loc Joint Stock Company	Ha Tinh	57.27%	100.00%	Construction material manufacturing
Viglacera Yen My Infrastructure Construction Company Limited	Hung Yen	60.00%	100.00%	Construction investment

Subsidiary/associate

Joint venture

Location	Ownership interest (%)	Voting power held (%)	Main business	
SanVig Joint Stock Company (2)	Cuba	22.31%	50.00%	Manufacturing and trading of sanitary ceramic products and flooring tiles

Direct associates

Tu Son Ceramic Joint Stock Company	Bac Ninh	24.93%	24.93%	Fired clay tile producing and trading
Yen Hung Construction Ceramic Joint Stock Company	Quang Ninh	26.00%	26.00%	Fired clay tile producing and trading
Viglacera Investment and Import-Export Joint Stock Company	Hanoi	25.00%	25.00%	Import and export business
Cau Duong Refractory Brick Joint Stock Company	Hanoi	25.00%	25.00%	Refractory producing and trading

Indirect associates

Magno GMBH Company	Germany	22.87%	30.00%	Trading
Vinacade Joint Stock Company	Hanoi	18.02%	20.86%	Trading and installing of construction glass
Viglacera Ha Long II Joint Stock Company	Quang Ninh	20.19%	40.00%	Producing and trading in bricks and tiles
Viglacera Dong Trieu Joint Stock Company	Quang Ninh	20.19%	40.00%	Producing and trading in bricks and tiles

^[1] Proportion of ownership and voting rights of these investments are different since these investments are invested directly and indirectly by subsidiaries in the Corporation

^[2] At present these subsidiaries, joint ventures are in the capital contribution stage, therefore, the proportion of ownership is determined according to the actual proportion of capital contribution and proportion of voting power held is based on the capital contribution agreement between the parties

Annex 2 : TANGIBLE FIXED ASSETS

	Buildings and structures	Machinery and equipment	Motor vehicles	Office equipment	Others	Total
	VND	VND	VND	VND	VND	VND
COST						
Opening balance	2,526,357,006,879	1,791,979,112,282	107,697,348,028	19,176,169,527	4,458,687,041	4,449,668,323,757
Increase	138,255,916,448	106,877,639,873	3,597,081,818	148,842,193	-	248,879,480,332
- <i>Additions</i>	-	1,722,182,223	-	148,842,193	-	1,871,024,416
- <i>Transfer from construction in progress</i>	53,418,648,153	96,536,109,074	-	-	-	149,954,757,227
- <i>Transfer from investment property</i>	84,837,268,295	-	-	-	-	84,837,268,295
- <i>Transfer from finance lease assets</i>	-	8,619,348,576	3,597,081,818	-	-	12,216,430,394
- <i>Others increase</i>	-	-	-	-	-	-
Decrease	(236,626,609,439)	(449,976,481,183)	(8,482,514,021)	(38,000,000)	-	(695,123,604,643)
- <i>Disposals</i>	(35,858,897,964)	(10,778,207,171)	(1,495,928,188)	-	-	(48,133,033,323)
- <i>Contributing assets</i>	(185,393,334,857)	(439,133,857,752)	(6,986,585,833)	(38,000,000)	-	(631,551,778,442)
- <i>Others Decrease</i>	(15,374,376,618)	(64,416,260)	-	-	-	(15,438,792,878)
Closing balance	2,427,986,313,888	1,448,880,270,972	102,811,915,825	19,287,011,720	4,458,687,041	4,003,424,199,446
ACCUMULATED DEPRECIATION						
Opening balance	1,344,323,810,229	1,376,706,507,560	81,494,707,158	15,443,625,065	4,349,783,488	2,822,318,433,500
Increase	134,787,880,159	67,126,331,939	7,115,346,622	743,199,301	77,142,043	209,849,900,064
- <i>Depreciation</i>	100,607,094,339	62,139,828,384	5,586,586,839	743,199,301	77,142,043	169,153,850,906
- <i>Transfer from finance lease assets</i>	34,180,785,820	-	-	-	-	34,180,785,820
- <i>Buy finance lease assets</i>	-	1,891,473,282	-	-	-	1,891,473,282
- <i>Transfer from finance lease assets</i>	-	3,095,030,273	1,528,759,783	-	-	4,623,790,056
- <i>Others increase</i>	-	-	-	-	-	-
Decrease	(91,587,021,903)	(240,282,646,337)	(7,707,557,808)	(38,000,000)	-	(339,615,226,048)
- <i>Disposals</i>	(24,585,361,545)	(10,724,582,171)	(1,495,928,188)	-	-	(36,805,871,904)
- <i>Contributing assets to a subsidiary</i>	(67,001,660,358)	(229,558,064,166)	(6,211,629,620)	(38,000,000)	-	(302,809,354,144)
Closing balance	1,387,524,668,485	1,203,550,193,162	80,902,495,972	16,148,824,366	4,426,925,531	2,692,553,107,516
NET BOOK VALUE						
Opening balance	1,182,033,196,650	415,272,604,722	26,202,640,870	3,732,544,462	108,903,553	1,627,349,890,257
Closing balance	1,040,461,645,403	245,330,077,810	21,909,419,853	3,138,187,354	31,761,510	1,310,871,091,930

Annex 3 : INTANGIBLE ASSETS

	Land use rights	Copyrights, patents	Computer software	Compensation and site levelling expenses	Others	Total
	VND	VND	VND	VND	VND	VND
COST						
Opening balance	68,545,687,797	3,305,486,937	3,272,288,914	93,259,704,164	8,674,997,834	177,058,165,646
Increase						
Decrease						
Closing balance	68,545,687,797	3,305,486,937	3,272,288,914	93,259,704,164	8,674,997,834	177,058,165,646
ACCUMULATED AMORTIZATION						
Opening balance	10,609,158,303	1,466,332,169	3,264,598,493	24,930,027,255	2,313,332,736	42,583,448,956
Increase	515,531,976	279,309,331	7,690,421	2,186,773,796	433,749,888	3,423,055,412
- <i>Amortization</i>	515,531,976	275,457,252	11,542,500	2,186,773,796	433,749,888	3,423,055,412
- <i>Reclassification</i>		3,852,079	(3,852,079)			
Decrease						
Closing balance	11,124,690,279	1,745,641,500	3,272,288,914	27,116,801,051	2,747,082,624	46,006,504,368
NET BOOK VALUE						
Opening balance	57,936,529,494	1,839,154,768	7,690,421	68,329,676,909	6,361,665,098	134,474,716,690
Closing balance	57,420,997,518	1,559,845,437		66,142,903,113	5,927,915,210	131,051,661,278

Annex 4 : LOANS AND OBLIGATIONS UNDER FINANCE LEASES

	01/01/2025		In the period		31/12/2025	
	Amount	Amount able to be paid off	Increases	Decreases	Contribution	Amount
	VND	VND	VND	VND	VND	VND
Short-term loans						
- Short-term loans	71,486,976,273	71,486,976,273	134,130,579,305	205,617,555,578	-	-
- Current portion of long-term loans and obligations under finance leases	230,818,098,004	230,818,098,004	617,740,478,554	377,400,192,837	2,004,171,601	469,154,212,120
	302,305,074,277	302,305,074,277	751,871,057,859	583,017,748,415	2,004,171,601	469,154,212,120
Long-term loans						
- Long-term loans	934,306,669,686	934,306,669,686	1,579,851,223,985	378,024,000,000	-	2,136,133,893,671
- Long-term obligation under finance leases	7,777,912,300	7,777,912,300	5,807,378,720	5,508,899,454	7,058,591,566	1,017,800,000
	942,084,581,986	942,084,581,986	1,585,658,602,705	383,532,899,454	7,058,591,566	2,137,151,693,671
- Amount due for settlement within 12 months	(230,818,098,004)	(230,818,098,004)				(469,154,212,120)
- Amount due for settlement after 12 months	711,266,483,982	711,266,483,982				1,667,997,481,551

Annex 5 : TAXES AND PAYABLES TO THE STATE BUDGET

	Opening balance of receivables	Opening balance of payables	Payable during the period	Paid during the period	Contribution	Closing balance of receivables	Closing balance of payables
	VND	VND	VND	VND	VND	VND	VND
Value added tax	8,338,810,135	1,101,746,013	65,983,237,753	55,022,682,198	1,747,715,576	3,768,106,058	5,743,881,915
Import and export tax	-	-	884,585,204	884,585,204	-	-	-
Corporate income tax	2,809,300,806	158,550,490,327	296,900,485,895	246,595,624,354	2,129,425,767	1,589,234,990	205,505,860,285
Personal income tax	2,233,097,261	2,310,491,318	26,488,150,396	28,552,660,334	204,660,657	2,976,522,246	784,745,708
Nature resource tax	3,642,339	-	764,124,060	748,915,974	-	-	11,565,747
Land and housing tax and land rental	60,145,095	-	27,614,345,788	28,021,873,490	-	467,672,797	-
Others	63,000,000	10,873,692,735	5,233,183,596	5,240,266,733	410,527,703	64,000,000	10,457,081,895
	13,507,995,636	172,836,420,393	423,868,112,692	365,066,608,287	4,492,329,703	8,865,536,091	222,503,135,550

Annex 6 : MOVEMENT IN OWNER'S EQUITY

	Owners' contributed capital	Share premium	Investment and development fund	Retained earnings	Total VND
	VND	VND	VND	VND	
Prior period's closing balance	<u>4,483,500,000,000</u>	<u>931,212,247,586</u>	<u>1,320,492,796,072</u>	<u>1,192,879,090,875</u>	<u>7,928,084,134,533</u>
Profit for the period	-	-	-	1,237,449,114,964	1,237,449,114,964
Dividends declared	-	-	-	(986,370,000,000)	(986,370,000,000)
Distribution to investment and development fund	-	-	154,498,542,999	(154,498,542,999)	-
Distribution to bonus and welfare fund	-	-	-	(52,010,547,876)	(52,010,547,876)
Current period's closing balance	<u>4,483,500,000,000</u>	<u>931,212,247,586</u>	<u>1,474,991,339,071</u>	<u>1,237,449,114,964</u>	<u>8,127,152,701,621</u>

Annex 7 : Business segments

	Real estate trading, leasing, management and construction VND	Glass, mirror manufacturing and trading VND	Ceramic, shower manufacturing and trading VND	Trading and other services VND	Total segments VND	Elimination VND	Total VND
Net external sales	3,472,848,409,163	359,800,927,465	514,165,369,736	60,168,791,746	4,406,983,498,110		4,406,983,498,110
Operating expenses	1,720,677,179,025	109,861,018,302	436,227,070,659	31,279,730,197	2,298,044,998,183		2,298,044,998,183
Gross profit	1,752,171,230,138	249,939,909,163	77,938,299,077	28,889,061,549	2,108,938,499,927	-	2,108,938,499,927
Unallocated expense						504,657,939,749	
Operating profit						1,604,280,560,178	
Other income						79,469,809,077	
Financial income						(149,367,832,550)	
Profit before tax						1,534,382,536,705	
Income tax						296,933,421,741	
Profit after tax						1,237,449,114,964	
Balance sheets							
Segment assets	16,973,542,048,476	586,650,312,098	38,644,513,903	20,052,327,386	17,618,889,201,863	(6,234,183,119,212)	11,384,706,082,652
Unallocated assets						5,192,548,346,387	
Total assets	16,973,542,048,476	586,650,312,098	38,644,513,903	20,052,327,386	17,618,889,201,863	(6,234,183,119,212)	16,577,254,429,039
Segment liabilities	14,121,038,723,255	479,283,053,328	21,475,854,000	17,855,548,291	14,639,653,178,874	(6,221,290,937,085)	8,418,362,241,789
Total liabilities	14,121,038,723,255	479,283,053,328	21,475,854,000	17,855,548,291	14,639,653,178,874	(6,221,290,937,085)	8,418,362,241,789

