INTERIM CONSOLIDATED FINANCIAL STATEMENTS

DAP CAU SHEET GLASS JOINT-STOCK COMPANY

For the period from 01/01/2026 to 30/06/2026

(Reviewed)

CÔNG TY CỔ PHẦN KÍNH ĐÁP CẦU

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REPORT OF THE GENERAL DIRECTOR

General Director of Dap Cau Sheet Glass Joint-Stock Company ("the Company") presents its report and the Company's Interim Consolidated Financial Statements for the period from 01 January 2026 to 30 June 2026.

THE COMPANY

Dap Cau Sheet Glass Joint-Stock Company was equitized from Dap Cau Sheet Glass Company under the Decision No. 942/QD-BXD dated 14 June 2004 of the Ministry of Construction and operates under the Business Registration Certificate for Joint Stock Companies No. 2103000093, initially issued on 3 February 2005 by the Department of Planning and Investment (now Department of Finance) of Bac Ninh Province. According to Resolution No. 01/2021/DHDCD of the 2021 Annual General Meeting of Shareholders dated 9 April 2021, the Company changed its name from Viglacera Dap Cau Sheet Glass Joint-Stock Company to Dap Cau Sheet Glass Joint-Stock Company. As of now, the Company's Business Registration Certificate has been amended 12th times, with the most recent update on 13 May 2024.

The Company's head office is located in Vu Ninh Ward, Bac Ninh Province

BOARD OF DIRECTORS, BOARD OF MANAGEMENT AND BOARD OF SUPERVISION

Members of the Board of Directors, the Board of Management and the Board of Supervision during the period and to the reporting date are:

Board of Directors

Mr. Nguyen The Chinh	Chairman
Mr. Tran Huy Thong	Member
Mr. Do Xuan Quang	Member
Mr. Le Tuan Minh	Member
Mr. Nguyen Thanh Chung	Member

Board of Management

Mr. Tran Huy Thong	General Director

Board of Supervision

Ms. Nguyen Thi Cam Van	Head of the Board
Ms. Nguyen Viet Ha	Member
Mr. Pham Van Chuong	Member

LEGAL REPRESENTATIVE

The legal representative of the Company during the period and until the preparation of this Interim Consolidated Financial Statements is Mr. Tran Huy Thong (General Director)

AUDITORS

The auditors of AASC Auditing Firm Company Limited have taken the audit of Interim Consolidated Financial Statements for the Company.

STATEMENT OF GENERAL DIRECTOR'S RESPONSIBILITY IN RESPECT OF THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

General Director is responsible for the Interim Consolidated Financial Statements which give a true and fair view of the financial position of the Company, its operating results and its cash flows for the period. In preparing those Interim Consolidated Financial Statements, General Director is required to:

- Establish and maintain an internal control system which is determined necessary by General Director and the Board of Directors to ensure the preparation and presentation of Interim Consolidated Financial Statements do not contain any material misstatement caused by errors or frauds;

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the Interim Consolidated Financial Statements;
- Prepare and present the Interim Consolidated Financial Statements on the basis of compliance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to preparation and presentation of the Interim Financial Statements;
- Prepare the Interim Consolidated Financial Statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business.

General Director is responsible for ensuring that accounting records are kept to reflect the financial position of the Company, with reasonable accuracy at any time and to ensure that the Interim Consolidated Financial Statements comply with the current State's regulations. It is responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

General Director confirms that the Interim Consolidated Financial Statements give a true and fair view of the financial position at 30 June 2026, and of its financial performance and its cash flows for the six-month period then ended in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of the Interim Consolidated Financial Statements.

OTHER COMMITMENTS

We confirm that our Company has fully complied with all information disclosure obligations in accordance with the current laws of Vietnam.

General Director

CÔNG TY CỔ PHẦN KÍNH ĐÁP CẦU T.C.P TP. BẮC NINH - T. BẮC NINH

Tran Huy Thong
Legal Representative
Approved, 13 August 2026

No: 130826.002/BCTC.KT5

REVIEW REPORT ON INTERIM FINANCIAL INFORMATION

To: Shareholders, Board of Directors and General Director
Dap Cau Sheet Glass Joint Stock Company

We have reviewed the Interim Consolidated Financial Statements of Dap Cau Sheet Glass Joint-Stock Company prepared on 13 August 2026 from page 06 to page 35 including: Interim Consolidated Statement of financial position as at 30 June 2026, Interim Consolidated Statement of income, Interim Consolidated Statement of cash flows for the six-month period then ended and Notes to Interim Consolidated Financial Statements.

General Director's Responsibility

General Director is responsible for the preparation and presentation of Interim Consolidated Financial Statements that give a true and fair view in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to preparation and presentation of interim financial statements and for such internal control as General Director determines is necessary to enable the preparation and presentation of interim financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express a conclusion on these Interim Consolidated Financial Statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Auditor's Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying Interim Consolidated Financial Statements does not give a true and fair view, in all material respects, of the financial position of the Dap Cau Sheet Glass Joint-Stock Company as at 30 June 2026, and of its financial performance and its cash flows for the six-month period then ended in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to preparation and presentation of Interim Consolidated Financial Statements.

Emphasis of Matter

As at 30 June 2026, the Company's Interim Consolidated Financial Statements reflect that current liabilities exceeded current assets by VND 63.77 billion, accumulated losses were VND 353.41 billion, equivalent to 117.80% of the owner's contributed capital, overdue payables amounted to VND 39.77 billion (Notes 12, 15) and overdue tax liabilities were VND 9.50 billion (Note 14); Almost all tangible fixed assets of the Parent Company are subject to relocation or change in land use purpose, have nearly fully depreciated, but have not yet been reinvested to maintain production and business operations (Note 10). The owner's equity has been continuously negative since 01 January 2025 (Note 17). Revenue has remained at a low level and the Company has incurred operating losses for many consecutive years, resulting in a very limited ability to generate operating cash flows to sustain its operations. In addition, the Parent Company is no longer engaged in production activities, and the "Dap Cau Commercial Service and Housing Area" project is currently being proposed for inclusion in the housing development plan of Bac Ninh Province. These events, together with the matters described in Note 1, indicate the existence of a material uncertainty that casts significant doubt on the Company's ability to continue as a going concern. However, the Interim Consolidated Financial Statements for the accounting period from 01 January 2026 to 30 June 2026 are still presented on a going concern basis.

Our opinion is not modified in respect of this matter.

Other Matter

Pursuant to Clause 11, Article 1 of Law No. 56/2024/QH15 dated 29 November 2024, amending Point (a), Clause 1, Article 32 of the Law on Securities, effective from 1 January 2026, as of 30 June 2026, the Company no longer meets the conditions to qualify as a public company because its owner's equity is less than VND 30 billion.

AASC Auditing Firm Company Limited

CÔNG TY TRÁCH NHIỆM HỮU HẠN HÃNG KIỂM TOÁN AASC

Pham Anh Tuan
Deputy General Director
Registered Auditor No: 0777-2023-002-1
Hanoi, 13 August 2026

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at 30 June 2026

Code	ASSETS	Note	Ending balance VND	Beginning balance VND
100	**A. CURRENT ASSETS**		**34,923,653,117**	**39,399,062,978**
110	**I. Cash and cash equivalents**	3	**2,082,007,681**	**2,762,821,043**
111	1. Cash		2,082,007,681	2,762,821,043
130	**II. Short-term receivables**		**11,864,354,658**	**19,424,422,899**
131	1. Short-term trade receivables	5	23,739,365,206	32,219,181,141
132	2. Short-term prepayments to suppliers	6	704,743,678	769,993,108
135	3. Other short-term receivables	7	6,101,858,785	5,026,472,619
136	4. Provision for short-term doubtful debts		(18,681,613,011)	(18,591,223,969)
140	**III. Inventories**	**9**	**19,180,380,634**	**15,215,190,223**
141	1. Inventories		34,753,967,941	31,259,006,547
142	2. Provision for devaluation of inventories		(15,573,587,307)	(16,043,816,324)
160	**IV. Other short-term assets**		**1,796,910,144**	**1,996,628,813**
161	1. Short-term unallocated expenses	10	10,667,252	26,668,130
162	2. Deductible VAT		1,684,759,297	1,709,380,250
163	3. Taxes and other receivables from State budget	14	101,483,595	260,580,433
200	**B. NON-CURRENT ASSETS**		**60,481,785,207**	**63,573,581,434**
220	**I. Fixed assets**		**43,812,403,643**	**45,716,994,280**
221	1. Tangible fixed assets	11	43,812,403,643	45,716,994,280
222	*- Historical cost*		*404,318,121,090*	*404,318,121,090*
223	*- Accumulated depreciation*		*(360,505,717,447)*	*(358,601,126,810)*
260	**II. Long-term investments**	**4**	**-**	**826,401,344**
262	1. Investments in joint ventures and associates		-	826,401,344
263	2. Equity investments in other entities		500,000,000	500,000,000
264	3. Provision for impairment of long-term investments in other entities		(500,000,000)	(500,000,000)
270	**III. Other long-term assets**		**16,669,381,564**	**17,030,185,810**
271	1. Long-term unallocated expenses	10	16,669,381,564	17,030,185,810
280	**TOTAL ASSETS**		**95,405,438,324**	**102,972,644,412**

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at 30 June 2026
(Continued)

Code	CAPITAL	Note	Ending balance VND	Beginning balance VND
300	**C. LIABILITIES**		**105,695,732,401**	**110,350,040,533**
310	**I. Current liabilities**		**98,695,732,401**	**110,350,040,533**
311	1. Short-term trade payables	12	65,007,073,273	72,232,756,121
312	2. Short-term prepayments from customers	13	8,313,488,465	4,832,837,472
314	3. Short-term taxes and other payables to State budget	14	9,495,083,490	9,578,923,839
315	4. Payables to employees		3,326,549,893	3,407,240,108
316	5. Short-term accrued expenses		659,777,357	525,887,907
320	6. Other short-term payables	15	8,851,759,923	9,413,855,086
321	7. Short-term borrowings and finance lease liabilities	16	3,042,000,000	10,358,540,000
330	**II. Non-current liabilities**		**7,000,000,000**	-
339	1. Long-term borrowings and finance lease liabilities	16	7,000,000,000	-
400	**D. OWNER'S EQUITY**	**17**	**(10,290,294,077)**	**(7,377,396,121)**
411	1. Contributed capital		300,000,000,000	300,000,000,000
411a	*- Ordinary shares with voting rights*		*300,000,000,000*	*300,000,000,000*
412	2. Share Premium		43,118,293,083	43,118,293,083
420	3. Retained earnings		(353,408,587,160)	(350,495,689,204)
420a	*- Retained earnings accumulated to previous year*		*(350,495,689,204)*	*(346,720,381,184)*
420b	*- Retained earnings of the current period*		*(2,912,897,956)*	*(3,775,308,020)*
440	**TOTAL CAPITAL**		**95,405,438,324**	**102,972,644,412**

CÔNG TY CỔ PHẦN KÍNH ĐÁP CẦU
TP. BẮC NINH - T. BẮC NINH

Hoang Thi Hang	**Hoang Thi Hang**	**Tran Huy Thong**
Preparer	Person in Charge of Accounting	Legal Representative
		Approved, 13 August 2026

INTERIM CONSOLIDATED STATEMENT OF INCOME
For the period from 01/01/2026 to 30/06/2026

Code	ITEMS	Note	Current period VND	Prior period VND
01	**1. Revenue from sales of goods and rendering of services**	**19**	**17,151,370,546**	**22,277,820,303**
02	2. Revenue deductions		-	52,216,895
10	**3. Net revenue from sales of goods and rendering of services**		**17,151,370,546**	**22,225,603,408**
11	**4. Cost of goods sold and services rendered**	**20**	**13,646,815,012**	**19,386,154,964**
20	**5. Gross profit from sales of goods and rendering of services**		**3,504,555,534**	**2,839,448,444**
22	6. Financial income	21	50,847,994	25,624,032
23	7. Financial expense	22	354,675,773	846,050,890
24	*In which: Interest expense*		*354,675,773*	*449,753,560*
25	9. Selling expense	23	1,910,522,207	1,584,471,099
26	10. General and administrative expenses	24	2,693,945,379	3,036,850,363
27	10. Share of profit or loss from joint ventures, associates		(826,401,344)	-
30	**11. Net profit from operating activities**		**(2,230,141,174)**	**(2,602,299,876)**
32	12. Other expenses	25	682,756,782	919,893,486
40	**13. Other profit**		**(682,756,782)**	**(919,893,486)**
50	**14. Total net profit before tax**		**(2,912,897,956)**	**(3,522,193,362)**
51	15. Current corporate income tax expense		-	-
60	**16. Profit after corporate income tax**		**(2,912,897,956)**	**(3,522,193,362)**
61	**17. Profit after tax attributable to owners of the parent**		**(2,912,897,956)**	**(3,522,193,362)**
70	**18. Basic earnings per share**	**26**	**(97)**	**(117)**

M.S.D.N: 2300...71 C.T.C.P CÔNG TY CỔ PHẦN KÍNH ĐÁP CẦU TP. BẮC NINH - T. BẮC NINH

Hoang Thi Hang	**Hoang Thi Hang**	**Tran Huy Thong**
Preparer	Person in Charge of Accounting	Legal Representative
		Approved, 13 August 2026

INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS
For the period from 01/01/2026 to 30/06/2026
(Indirect method)

Code	ITEMS	Note	Current period VND	Prior period VND
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	***1. Profit before tax***		***(2,912,897,956)***	***(3,522,193,362)***
	2. Adjustment for			
02	- Depreciation and amortization of fixed assets and investment properties		2,265,394,883	2,492,060,796
03	- Provisions		(379,839,975)	12,976,794
04	- Exchange gains / losses from retranslation of monetary items denominated in foreign currency		(48,220,150)	396,142,411
05	- Gains / losses from investment activities		826,401,344	(25,469,113)
06	- Interest expense		354,675,773	449,753,560
08	***3. Operating profit before changes in working capital***		***105,513,919***	***(196,728,914)***
09	- Increase / decrease in receivables		7,653,396,990	(4,484,203,990)
10	- Increase / decrease in inventories		(3,494,961,394)	2,622,756,514
11	- Increase / decrease in payables		(4,534,591,719)	1,356,276,710
12	- Increase / decrease in unallocated expenses		16,000,878	525,287,370
14	- Interest paid		(109,675,775)	(132,065,541)
20	***Net cash flow from operating activities***		***(364,317,101)***	***(308,677,851)***
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	1. Purchase or construction of fixed assets and other long-term assets		-	(270,000,000)
24	2. Collection of loans and resale of debt instrument of other entities		-	1,084,949,955
27	3. Interest and dividend received		-	25,469,113
30	***Net cash flow from investing activities***		***-***	***840,419,068***
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
33	1. Proceeds from borrowings		3,042,000,000	2,894,000,000
34	2. Repayment of principal		(3,358,540,000)	(6,564,378,088)
40	***Net cash flow from financing activities***		***(316,540,000)***	***(3,670,378,088)***
50	**Net cash flows in the period**		**(680,857,101)**	**(3,138,636,871)**
60	**Cash and cash equivalents at the beginning of the year**		**2,762,821,043**	**3,384,544,728**
61	Effect of exchange rate fluctuations		43,739	154,919
70	**Cash and cash equivalents at the end of the period**	**3**	**2,082,007,681**	**246,062,776**

M.S.D.N: 2300100471 C.T.C.P CÔNG TY CỔ PHẦN KÍNH ĐÁP CẦU TP. BẮC NINH - T. BẮC NINH

Preparer	Person in Charge of Accounting	Legal Representative
Hoang Thi Hang	**Hoang Thi Hang**	**Tran Huy Thong**
Preparer	Person in Charge of Accounting	Legal Representative
		Approved, 13 August 2026

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS
For the period from 01/01/2026 to 30/06/2026

1 GENERAL INFORMATION

1.1 Form of ownership

Dap Cau Sheet Glass Joint-Stock Company was equitized from Dap Cau Sheet Glass Company under the Decision No. 942/QD-BXD dated 14 June 2004 of the Ministry of Construction and operates under the Business Registration Certificate for Joint Stock Companies No. 2103000093, initially issued on 3 February 2005 by the Department of Planning and Investment (now Departmet of Finance) of Bac Ninh Province. According to Resolution No. 01/2021/DHDCD of the 2021 Annual General Meeting of Shareholders dated 9 April 2021, the Company changed its name from Viglacera Dap Cau Sheet Glass Joint-Stock Company to Dap Cau Sheet Glass Joint-Stock Company. As of now, the Company's Business Registration Certificate has been amended 12th times, with the most recent update on 13 May 2024.

The Company's head office is located in Vu Ninh Ward, Bac Ninh Province

The Company's charter capital is VND 300,000,000,000 (Three hundred billion Vietnamese dong), equivalent to 30,000,000 shares, with a par value of VND 10,000 per share.

The number of employees of the Parent Company and its subsidiaries as at 30 June 2026 was 46 employees (as at 01 January 2026: 49 employees).

1.2 Business field

Industrial production.

1.3 Business activities

Main business activities of the Company include:
- Manufacturing of glass and glass products;
- Wholesale of other construction materials and installation equipment (Details: Wholesale of construction glass; Wholesale of other construction materials and installation equipment);
- Warehousing and storage services; leasing of real estate and other assets;

Trading of electricity and water.

1.4 The Company's operation in the period that affects the Interim Consolidated Financial Statements

As at 30 June 2026, the Company's Interim Consolidated Financial Statements reflect that current liabilities exceeded current assets by VND 63.77 billion, accumulated losses were VND 353.41 billion, equivalent to 117.80% of the owner's contributed capital, overdue payables amounted to VND 39.77 billion (Notes 12, 15) and overdue tax liabilities were VND 9.50 billion (Note 14); Almost all tangible fixed assets of the Parent Company are subject to relocation or change in land use purpose, have nearly fully depreciated, but have not yet been reinvested to maintain production and business operations (Note 10). The owner's equity has been continuously negative since 01 January 2025 (Note 17). Revenue has remained at a low level and the Company has incurred operating losses for many consecutive years, resulting in a very limited ability to generate operating cash flows to sustain its operations. In addition, the Parent Company is no longer engaged in production activities, and the "Dap Cau Commercial Service and Housing Area" project is currently being proposed for inclusion in the housing development plan of Bac Ninh Province. These events, together with the matters described in Note 1, indicate the existence of a material uncertainty that casts significant doubt on the Company's ability to continue as a going concern. However, the Interim Consolidated Financial Statements for the accounting period from 01 January 2026 to 30 June 2026 are still presented on a going concern basis for the following reasons:

- The Company is currently carrying out procedures to change the land use purpose of its glass factory site with an area of 125,527 m² located in Vu Ninh Ward, Bac Ninh Province to residential land. Under Resolution No. 574/NQ-HĐND dated June 27, 2025, the People's Council of Bac Ninh Province approved the list of pilot projects within the province in accordance with Resolution No.

171/2024/QH15 dated November 30, 2024 of the National Assembly, which includes the Company's factory site for development of the Dap Cau Commercial Service and Housing Area. At the same time, the People's Committee of Bac Ninh Province issued Notice of approval No. 112/TB-UBND dated June 27, 2025;

- In addition, the Company plans to increase the leasable warehouse area in the short term pending approval of the aforementioned land use purpose conversion application;
- As a subsidiary of Viglacera Corporation – JSC, the Company continues to receive financial, resource and technical support from the Corporation and its related parties.

1.5 Group structure

The Group's subsidiaries consolidated in Consolidated Financial Statements as at 30 June 2026 include:

Name of Company	Head office	Proportion of ownership	Proportion of voting rights	Principal activities
Viglacera Glazing One Member Limited Liability Company (i)	Bac Ninh	100%	100%	Production and trading of glass and glass materials

(i) Viglacera Glazing One Member Limited Liability Company ("the Company") operates under Business Registration Certificate No. 2300893252 firstly issued by the Department of Planning and Investment of Bac Ninh province on August 6, 2015. The Company is headquartered in Co Me area, Vu Ninh ward, Bac Ninh city, Bac Ninh province. The Company's charter capital is VND 83,162,324,916.

Associates are recognized in the Interim Consolidated Financial Statements using the equity method as at 30 June 2026: Detailed in Note 4

Comparability of information in interim consolidated financial statements

The information in the consolidated financial statements has been presented consistently by the Company and is comparable between accounting periods

2 ACCOUNTING SYSTEM AND ACCOUNTING POLICY

2.1 Accounting period and accounting currency

Annual accounting period commences from 01 January and ends as at 31 December.

The Company maintains its accounting records in Vietnamese Dong (VND).

2.2 Standards and Applicable Accounting Policies

Applicable Accounting Policies

The Company applies Corporate Accounting System issued under the Circular No.99/2025/TT-BTC dated 27 October 2025 by the Ministry of Finance and the Circular No.202/2014/TT-BTC dated 22 December 2014 issued by Ministry of Finance, the Circular No.43/2026/TT-BTC dated 20 April 2026 issued by Ministry of Finance amending and supplementing some articles of the Circular No.202/2014/TT-BTC guiding the preparation and presentation of Consolidated Financial Statements.

Declaration of compliance with Accounting Standards and Accounting System

The Company applies Vietnamese Accounting Standards and supplementary documents issued by the State. Financial Statements are prepared and presented in accordance with regulations of each standard and supplementary document as well as with current Accounting Standards and Accounting System.

2.3 Changes in accounting policies and notes

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the Vietnamese Accounting System for Enterprises, replacing Circular No. 200/2014/TT-BTC dated 22 December 2014 and Circular No. 53/2016/TT-BTC dated 21 March 2016 amending and supplementing some articles of the Circular No. 200/2014/TT-BTC. The Circular is effective for annual accounting periods beginning on or after 01 January 2026. On 20 April 2026, the Ministry of Finance issued Circular No. 43/2026/TT-BTC amending and supplementing some articles of the Circular No. 202/2014/TT-BTC guiding the preparation and presentation of Consolidated Financial Statements, effective from 01 January 2026.

2.4 Basis for the preparation of Interim Consolidated Financial Statements

Consolidated Financial Statements are prepared based on consolidating Separate Financial Statements of the Company and Financial Statements of its subsidiaries under its control for the period from 01/01/2026 to 30/06/2026. Control right is achieved when the company has power to govern the financial and operating policies of invested companies to obtain benefits from their activities.

Consistent accounting policies are applied in Financial Statements of subsidiaries and the Company. If necessary, adjustments are made to the Financial Statements of subsidiaries to ensure the consistency of application of accounting policies among the Company and its subsidiaries.

The operating results of subsidiaries acquired or disposed during the period are included in the Consolidated Financial Statements from the effective date of acquisition or up to the effective date of disposal.

Balance, main incomes and expenses, including unrealized profits from intra-group transactions are eliminated in full from Consolidated Financial Statements.

2.5 Accounting estimates

The preparation of Interim Consolidated Financial Statements in conformity with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and legal regulations relating to financial reporting requires the Board of Management to make estimates and assumptions that affect the reported amounts of liabilities, assets and disclosures of contingent liabilities and assets at the date of the Interim Consolidated Financial Statements and the reported amounts of revenues and expenses during the accounting period.

The estimates and assumptions that have a material impact in the Interim Consolidated Financial Statements include:

- Provision for bad debts;
- Provision for devaluation of inventory;
- Estimated allocation of prepaid expenses;
- Estimated useful life of fixed assets;
- Classification and provision of financial investments;
- Estimated income tax;

Such estimates and assumptions are continually evaluated. They are based on historical experience and other factors, including expectations of future events that may have a financial impact on the Company and that are assessed by the General Director to be reasonable under the circumstances.

2.6 Foreign currency transactions

Foreign currency transactions during the period are translated into Vietnam Dong using the actual rate at the transaction dates (is the Telegraphic Transfer Middle (TTM) of the commercial bank where the Company regularly conducts transactions).

Actual exchange rate when revaluating monetary items denominated in foreign currencies at the reporting date of Consolidated Financial Statements is determined under the following principles:

- For monetary items denominated, applying the TTM of the commercial bank where the Company regularly conducts transactions;
- For demand deposits in foreign currencies, applying the TTM of the commercial bank where the Company opens its accounts;
- For part or all of the receivables denominated in foreign currencies for which doubtful debt allowances have been made are not remeasured.

All exchange differences arising as a result of transactions or revaluation at the balance sheet date shall be recorded into the financial income or expense in the period.

2.7 Cash

Cash comprises cash on hand, demand deposits.

2.8 Financial investments

Investments in joint ventures and associates: During the period, the buyer determines the date of purchase and the cost of investments and implements accounting procedures in accordance with the Vietnamese Accounting Standards on "Financial reporting of interest in joint ventures" and "Accounting for investments in associates".

In the Consolidated Financial Statements, investments in joint ventures and associates are accounted for using equity method. Under this method, the investments are initially recorgnized on the Consolidated Statement of Financial Position at cost and adjusted thereafter for the post acquisition change in the Company's share in net assets of the associate after acquisition date. Goodwill incurred from the investment in the associates is reflected in the carrying amount of the investment in the associate. The Company will not allocate such goodwill but assess annually to determine whether the goodwill is under impaired loss or not.

Investments in other entities comprise investments in equity instruments of other entities without having control, joint control, or significant influence on the investee. These investments are initially stated at original cost. After initial recognition, these investments are measured at original cost less allowance for devaluation of investments.

Allowance for devaluation of investments is made at the end of the period as follows:

Long-term investments (other than trading securities) without significant influence on the investee: If the investment in listed shares or the fair value of the investment is determined reliably, allowances shall be made on the basis of the market value of the shares; if the fair value of the investment is not determined at the reporting date, allowance shall be made based on the Financial Statements at the allowance date of the investee.

2.9 Receivables

The receivables shall be recorded in detail in terms of due date, entities receivable, types of currency and other factors according to requirements for management of the Company. The receivables shall be classified into short-term receivables or long-term receivables on the Consolidated Financial Statements according to their remaining terms at the reporting date.

The allowance for doubtful debts is made for receivables that are overdue under an economic contract, a loan agreement, a contractual commitment or a promissory note and for receivables that are not due but difficult to be recovered. Accordingly, the allowances for overdue debts shall be based on the due date stipulated in the initial sale contract, exclusive of the debt rescheduling between contracting parties and the case where the debts are not due but the debtor is in bankruptcy, in dissolution, or missing and making fleeing or estimating possible losses.

2.10 Inventories

Inventories are initially recognized at original cost including purchase price, processing cost and other costs incurred in bringing the inventories to their location and condition at the time of initial recognition. After initial recognition, if the net realizable value of inventories is lower than the original price, inventories must be valued according to the net realizable value at the reporting date of Financial Statements.

The cost of inventory is calculated using weighted average method.

Method for valuation of work in process at the end of the period:

- The value of work in progress is recorded for each construction project which is incomplete or revenue is unrecognised, corresponding to the amount of work in progress at the end of the period.

- At the parent company: According to Resolution 01/2016/NQ-HĐQT of the Company's Board of Directors dated January 27th, 2016, Decision No. 09/KDC-TCHC of the Company's General Director dated February 27th, 2016 on stopping the production of 80 tons/day patterned glass line, the Company has not incurred any unfinished production and business costs from January 28th, 2016 to present. At the Subsidiary, work in progress is accumulated based on the actual costs incurred for each type of unfinished product.

Allowance for devaluation of inventories made at the end of the period is based on the excess of original cost of inventory over its net realizable value.

2.11 Fixed assets

Fixed assets are initially stated at the historical cost. During the using time, tangible fixed assets are recorded at cost, accumulated depreciation/ amortization and carrying amount.

Subsequent measurement after initial recognition

If these costs augment the future economic benefits obtained from the use of tangible fixed assets beyond their initital standards conditions, they are capitalized as an increase in the historical cost.

Other costs incurred after tangible fixed assets have been put into operation such as repair, maintenance and overhaul costs are recognized in the Statement of Income in the period in which the costs are incurred.

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

- Buildings, structures	50 years
- Other Machinery, equipment	06 - 20 years
- Vehicles, Transportation equipment	06 - 10 years
- Office equipment	09 years

2.12 Operating lease

Operating leases is fixed asset leasing in which a significant portion of the risks and rewards of ownership are retained by the lessor. Payments made under operating leases are charged to Statement of Income on a straight-line basis over the period of the lease.

2.13 Deferred expenses

The expenses incurred but related to operating results of several accounting periods are recorded as deferred expenses and are allocated to the operating results in the following accounting periods.

The calculation and allocation of long-term deferred expenses to operating expenses in each accounting period should be based on the nature of those expenses to select a reasonable allocation method and criteria.

Types of deferred expenses include:

- Infrastructure rental costs at Yen Phong Industrial Park - Bac Ninh province under the land sublease contract between Viglacera Real Estate Company - Branch of Viglacera Corporation - JSC and Viglacera Glazing One Member Limited Liability Company (subsidiary). This cost is gradually allocated to the income statement using the straight-line method over the term of the lease contract.

- Other deferred expenses are recorded at their historical costs and allocated on the straight-line basis from 06 months to 12 months.

2.14 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. The payables shall be classified into short-term payables or long-term payables on the Interim Consolidated Financial Statements according to their remaining terms at the reporting date.

2.15 Borrowings

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

2.16 Borrowing costs

Borrowing costs are recognized as operating expenses in the period, 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".

2.17 Accrued expenses

Accrued expenses include payables to goods or services received from the suppliers or provided for the customers during the reporting period, but the payments for such goods or have not been made and other payables such as audit costs, interest expenses, etc which are recorded as operating expenses of the reporting period.

2.18 Owner's equity

Owner's equity is stated at the actual contributed capital of the 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 profits appropriation or loss handling of the Company.

2.19 Revenue

Revenue is recognized to extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measures regardless of when payment is being made. Revenue is measured at the fair value of the consideration received, excluding discounts, rebates, and sales returns.

The following specific recognition conditions must also be met when recognizing revenue:

Revenue from sale of goods:

- The majority of risks and benefits associated with the right to own the products or goods have been transferred to the buyer;

- The company no longer holds the right to manage the goods as the goods owner, or the right to control the goods.

Revenue from rendering of services:

- Determine the part of work completed on the date of the Balance Sheet.

Revenue from operating lease

Operating lease revenue mainly includes warehouse, office rental revenue, etc., which is recorded in the income statement on a straight-line basis over the lease term as stipulated in the lease contract.

Financial income

Financial incomes include income from assets yielding interest, royalties, dividends and other financial gains by the company shall be recognised when the two 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.

2.20 Cost of goods sold and provision of services

Cost of goods sold and provision of services are cost of finished products, merchandise, materials sold or services rendered during the period, and are recognized in matching with the revenue generated in the period and ensuring compliance with the prudence principle. Cases of loss of materials and goods exceeded the norm, labour cost and fixed manufacturing overheads not allocated to the value of inventory, allowance for devaluation of inventory, abnormal expenses and losses of inventories after deducting the responsibility of collective and individuals concerned, etc. is recognized fully and promptly into cost of goods sold in the period even when products and merchandises have not been determined as sold.

The decline in cost of goods sold during the period include: Reversal of the provision for inventory write-down

2.21 Financial expenses

Items recorded into financial expenses comprise:

- Expenses or losses relating to financial investment activities;
- Borrowing costs.

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

2.22 Selling expenses

Selling expenses reflect the actual costs incurred during the process of selling products, goods, and providing services. These expenses primarily include salaries of sales personnel, costs of raw materials and supplies, depreciation of fixed assets used for sales activities, outsourced service costs, and other related expenses.

2.23 General and administrative expenses

General and administrative expenses reflect the Company's overall management costs, primarily including salaries of management personnel, social insurance, health insurance, trade union fees, unemployment insurance for management staff, office supplies, work tools, depreciation of fixed assets used for corporate management, allowance for short-term doubtful debts, outsourced service costs, and other related expenses.

2.24 Corporate income tax

Current corporate income tax expenses

Current corporate income tax expenses are determined based on taxable income during the period and current corporate income tax rate.

Current corporate income tax rate

The Company is subject to corporate income tax of 20% for the operating activities which has taxable income for the period from 01 January 2026 to 30 June 2026.

2.25 Earnings per share

Basic earnings per share are calculated by dividing net profit or loss after tax for the period attributable to ordinary shareholders of the Company (after adjusting for the bonus and welfare fund and allowance for Board of Directors) by the weighted average number of ordinary shares outstanding during the period.

2.26 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:

- Organizations, directly or indirectly having control the Company, are controlled by the Company or being under the control of the Company, or being under common control with the Company, including the Company's parent, subsidiaries and 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;
- Organizations that the above-mentioned individuals directly or indirectly hold an important part of the voting power or have significant influence on these enterprises.
- Other organizations and individuals identified as related parties in accordance with current legal regulations.

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

2.27 Segment information

Due to the Company's main business activities focus on the field of manufacturing, trading and installation glass, which mainly take place in Vietnam, the Company does not prepare segment reports by business segment and geographical segment.

3 CASH AND CASH EQUIVALENTS

	Ending balance	Beginning balance
	VND	VND
Cash on hand	329,588,774	62,935,199
Demand deposits	1,752,418,907	2,699,885,844
	2,082,007,681	**2,762,821,043**

Details of demand deposits as at 30 June 2026 were as follow:

	Currency	Term	Interest Rate	Value
				VND
Demand deposits				
- Joint Stock Commercial Bank for Investment and Development of Vietnam - Bac Ninh Branch	VND	Demand	0.10%	562,742,454
- Vietnam Bank For Agriculture and Rural Development - Hanoi Branch	VND	Demand	0.20%	1,133,181,237
- Other Banks		Demand		56,495,216
				1,752,418,907

4 LONG-TERM INVESTMENTS

a) Equity investments in associates and joint - ventures

	Address	Ending balance			Beginning balance		
		Proportion of interest	Proportion of voting rights	Book value according to the equity method VND	Proportion of interest	Proportion of voting rights	Book value according to the equity method VND
Investments in associates				**-**			**826,401,344**
- Vinafacade Joint Stock Company	Hanoi	0.00%	0.00%	-	20.86%	20.86%	826,401,344
				-			**826,401,344**

b) Investments in other entities

	Ending balance			Beginning balance		
	Original cost VND	Fair value VND	Provision VND	Original cost VND	Fair value VND	Provision VND
- Viglacera Delta Joint Stock Company	500,000,000	-	(500,000,000)	500,000,000	-	(500,000,000)
	500,000,000	**-**	**(500,000,000)**	**500,000,000**	**-**	**(500,000,000)**

Investments in other entities

Details of investments in other entities as of 30 June 2026 were as follows:

Name of financial investments	Head office	Proportion of interest	Proportion of voting	Principal activities
Viglacera Delta Joint Stock Company	Bac Ninh	2.50%	2.50%	Production of Metal Components, Safety Doors, Safes, Iron-clad Doors, Plastic Products; Construction of Civil Engineering Works

5 SHORT-TERM TRADE RECEIVABLES

	Ending balance		Beginning balance	
	Book value	Allowance	Book value	Allowance
	VND	VND	VND	VND
Related parties	***2,492,154,220***	***(2,196,795,037)***	***2,847,741,494***	***(2,196,795,037)***
Viglacera Infrastructure Development Investment Company - Viglacera Corporation	260,515,150	(209,814,166)	260,515,150	(209,814,166)
Vinafacade Joint Stock Company	1,965,805,871	(1,965,805,871)	1,965,805,871	(1,965,805,871)
Viglacera Infrastructure And Urban Investment Company - Viglacera Corporation Branch	-	-	222,132,474	-
Viglacera Machanical Excution Company - Viglacera Corporation Branch	21,175,000	(21,175,000)	21,175,000	(21,175,000)
Viglacera Sanitary Ware Company Limited	130,993,200	-	264,448,000	-
Viglacera Van Hai Joint Stock Company	113,664,999	-	113,664,999	-
Others	***21,247,210,986***	***(15,392,145,272)***	***29,371,439,647***	***(15,301,756,230)***
Nhat Trang Limited Liability Company	1,906,898,389	(1,906,898,389)	1,906,898,389	(1,906,898,389)
Viglacera Glasskote Limited Liability	1,754,289,128	(1,754,289,128)	1,754,289,128	(1,754,289,128)
Gicons Construction Investment Joint Stock Company	1,337,018,847	-	5,654,129,904	-
Other customers	16,249,004,622	(11,730,957,755)	20,056,122,226	(11,640,568,713)
	23,739,365,206	(17,588,940,309)	32,219,181,141	(17,498,551,267)

Reason for additional provision for doubtful debts: During the period, the Company made an additional 30% allowance for the receivable from Tuan Long Construction, Trading and Services Company Limited, as this debt has been overdue for more than three years.

6 SHORT-TERM PREPAYMENTS TO SUPPLIERS

	Ending balance		Beginning balance	
	Book value	Allowance	Book value	Allowance
	VND	VND	VND	VND
CFTD Innovation JSC	401,831,117	(150,000,000)	150,000,000	(150,000,000)
Other suppliers	302,912,561	(260,190,750)	619,993,108	(260,190,750)
	704,743,678	**(410,190,750)**	**769,993,108**	**(410,190,750)**

7 SHORT-TERM OTHER RECEIVABLES

	Ending balance		Beginning balance	
	Book value	Allowance	Book value	Allowance
	VND	VND	VND	VND
Receivables from advances	4,815,656,208	-	3,857,713,691	-
- *Advance payments for construction projects*	*2,580,100,367*	-	*2,580,100,367*	-
- Other advances	*2,235,555,841*	-	*1,277,613,324*	-
Other receivables	1,286,202,577	(682,481,952)	1,168,758,928	(682,481,952)
- Mr. Ngo The Quynh	*278,051,415*	*(278,051,415)*	*278,051,415*	*(278,051,415)*
Mr. Nguyen Duc Cuong	*239,347,397*	*(239,347,397)*	*239,347,397*	*(239,347,397)*
- *Other receivables*	*768,803,765*	*(165,083,140)*	*651,360,116*	*(165,083,140)*
	6,101,858,785	**(682,481,952)**	**5,026,472,619**	**(682,481,952)**

8 DOUBTFUL DEBTS

Receivables that are overdue or not yet overdue but difficult to recover:

	Ending balance		Beginning balance	
	Original cost	Recoverable value	Original cost	Recoverable value
	VND	VND	VND	VND
Trade receivables	**17,627,091,978**	**38,151,669**	**17,616,599,096**	**118,047,829**
- Vinafacade JSC	1,965,805,871	-	1,965,805,871	-
Nhat Trang Limited Liability Company	1,906,898,389	-	1,906,898,389	-
Viglacera Glasskote Limited Liability Company	1,754,289,128	-	1,754,289,128	-
- Others	12,000,098,590	38,151,669	11,989,605,708	118,047,829
Prepayments to suppliers	**410,190,750**	-	**410,190,750**	-
- CFTD Innovation JSC	150,000,000	-	150,000,000	-
Institute of Construction Economics	36,000,000	-	36,000,000	-
- Others	224,190,750	-	224,190,750	-
Other receivables	**682,481,952**	-	**682,481,952**	-
- Mr. Ngo The Quynh	278,051,415	-	278,051,415	-
Mr. Nguyen Đuc Cuong	239,347,397	-	239,347,397	-
- Others	165,083,140	-	165,083,140	-
	18,719,764,680	**38,151,669**	**18,709,271,798**	**118,047,829**

9 INVENTORIES

	Ending balance		Beginning balance	
	Original cost	Allowance	Original cost	Allowance
	VND	VND	VND	VND
Raw materials	14,821,980,774	(4,709,113,921)	12,360,571,278	(4,709,113,921)
Tools, supplies	2,629,185,819	(1,970,822,522)	2,619,208,194	(1,970,822,522)
Work in progress (i)	7,871,124,717	(3,181,585,311)	5,537,666,707	(3,181,585,311)
Finished goods	8,606,899,840	(5,471,734,858)	9,916,783,577	(5,941,963,875)
Consignments (ii)	824,776,791	(240,330,695)	824,776,791	(240,330,695)
	34,753,967,941	**(15,573,587,307)**	**31,259,006,547**	**(16,043,816,324)**

(i) Including the work in progress for implementing the Dubai project, amounting to VND 2,710,155,910, which has remained unaccepted since 2009, and the work in progress for patterned rolled glass amounting to VND 471,429,401, relating to a production line that has ceased operations.

The value of inventories that are unsold, damaged, sub-standard and non-consumable was VND 20,440,187,362 as of 30 June 2026 (As of 1 January 2026 was VND 21,413,857,115)

Reasons and handling measures for unsold, damaged, and sub-standard inventories:

- Aged or degrated products, defective items, and automotive glass products that are no longer usable.
- The raw materials, tools and equipment specifically designed for the rolled glass production line cannot be used for other production activities and have no recovery value.

Reasons for reversal of the provision for devaluation of inventories:

During the period, a portion of the inventories was sold to customers. Accordingly, the provision for devaluation of inventories previously recognized in respect of these inventories was no longer required. Therefore, the Company reversed the corresponding provision in accordance with regulations.

(ii) Goods on consignment are goods that are sent for sale by the Company to Tuan Tan Thanh Private Enterprise, corresponding to the amount prepaid from the buyer (Note 13).

10 DEFERRED EXPENSE

		Ending balance	Beginning balance
		VND	VND
a)	**Short-term**		
	Insurance premiums	10,667,252	26,668,130
		10,667,252	**26,668,130**
b)	**Long-term**		
	Infrastructure rental costs at Yen Phong Industrial Park - Bac Ninh province (i)	16,669,381,564	17,030,185,810
		16,669,381,564	**17,030,185,810**

(i) Infrastructure lease expenses incurred in Yen Phong Industrial Park, Bac Ninh Province, under the land sublease agreement between Viglacera Real Estate Company – Branch of Viglacera Corporation – JSC and Viglacera Glass Installation One Member Limited Liability Company (Details are presented in Note 18).

11 TANGIBLE FIXED ASSETS

	Buildings, structures	Machinery, equipment	Vehicles, transportation	Office equipment	**Total**
	VND	VND	VND	VND	**VND**
Historical cost					
Beginning balance	105,326,943,226	295,260,213,314	2,774,751,710	956,212,840	404,318,121,090
Ending balance of the period	**105,326,943,226**	**295,260,213,314**	**2,774,751,710**	**956,212,840**	**404,318,121,090**
Accumulated depreciation					
Beginning balance	77,564,383,526	277,608,684,454	2,471,845,990	956,212,840	358,601,126,810
Depreciation in the period	1,091,068,324	775,659,098	37,863,215	-	1,904,590,637
Ending balance of the period	**78,655,451,851**	**278,384,343,552**	**2,509,709,205**	**956,212,840**	**360,505,717,447**
Net carrying amount					
Beginning balance	27,762,559,700	17,651,528,860	302,905,720	-	45,716,994,280
Ending balance	**26,671,491,375**	**16,875,869,762**	**265,042,505**	**-**	**43,812,403,643**

The Company has adopted a plan to relocate its factory and convert the land use purpose and assets attached to the existing land plots (total area of 125,527 m²) in order to develop a residential project comprising low-rise houses, apartment buildings and technical infrastructure, in accordance with the Resolution of the General Meeting of Shareholders No. 01/2018/ĐHCD dated 10 April 2018, the approval letter of the Ministry of Construction No. 3205/BXD-KHTC dated 19 December 2018, and the approval letter of the People's Committee of Bac Ninh Province No. 154/UBND-TNMT dated 23 May 2019. As at 30 June 2026, the project has been included in the list of land plots proposed for implementation of pilot projects in Bac Ninh Province under Resolution No. 171/2024/QH15 dated 30 November 2024 and was approved by the People's Council of Bac Ninh Province under Resolution No. 574/NQ-HĐND dated 27 June 2025. As at 30 June 2026, the historical cost and carrying amount of tangible fixed assets pending conversion of land use purpose were VND 302,881,785,700 and VND 9,484,534,075, respectively.

The remaining carrying amount of tangible fixed assets that have been pledged or mortgaged as collateral for loans as of 30 June,2026 (Viglacera Glazing One Member Limited Liability Company – the Subsidiary) was VND 27,604,609,788 (at the beginning of the period: VND 28,501,166,573).

The cost of tangible fixed assets that have been fully depreciated but are still in use as at the end of the period was VND 276,523,483,483 (at the beginning of the period: VND 276,318,483,481).

Details of the Company's major tangible fixed assets as at 30 June 2026 were as follows:

Name of asset	Using department	Usage status	Historical cost	Net carrying amount
			VND	VND
120-ton Glass Melting Furnace	Parent company	No longer in use	60,475,179,146	-

12 SHORT-TERM TRADE PAYABLES

	Ending balance VND	Beginning balance VND
Related parties	***41,326,047,811***	***40,973,502,410***
Viglacera Float Glass Company- Viglacera Corporation Branch	6,954,393,315	6,672,721,169
Viglacera Van Hai Joint Stock Company	1,905,678,922	1,905,678,922
Viglacera Minaral Joint Stock Company	638,235,561	638,235,561
Viglacera Investment And Import - Export Joint Stock	13,916,100,437	13,964,276,848
Viglacera Consulting Joint Stock Company	170,000,000	170,000,000
Viglacera Real Estate Company - Viglacera Corporation Branch	884,040,549	884,040,549
Phu My Ultra Clear Float Glass Co., LTD	16,767,101,046	16,684,609,980
Viglacera Infrastructure Development Company - Viglacera Corporation Branch	90,497,981	53,939,381
Viglacera College	15,000,000	15,000,000
Others	***23,666,025,462***	***31,244,253,711***
CAG Facade Joint Stock Company	519,966,000	6,262,869,963
Bac Ninh Petroleum Branch	13,812,047,586	13,812,047,586
Other suppliers	9,334,011,876	11,169,336,162
	65,007,073,273	**72,232,756,121**

	Ending balance VND	Beginning balance VND
Unpaid overdue payables		
Bac Ninh Petroleum Branch	13,812,047,586	13,812,047,586
Viglacera Investment And Import - Export Joint Stock Company	13,916,100,437	13,964,276,848
Viglacera Van Hai Joint Stock Company	1,905,678,922	1,905,678,922
BMC Ha Noi Trade Company Limited	1,374,551,130	1,374,551,130
Other overdue debts	6,172,113,514	6,235,445,822
	37,180,491,589	**37,292,000,308**

13 SHORT-TERM PREPAYMENTS FROM CUSTOMERS

	Ending balance VND	Beginning balance VND
No.12 Ha Noi Contruction Joint Stock Company	2,250,807,245	1,063,830,587
Tuan Tan Thanh Private Enterprise (i)	850,143,850	850,143,850
Mr. Truong Binh Nhuong	659,654,185	631,513,923
Ms. Ngo Thi Ha	247,332,000	247,332,000
Mr. Nguyen Huu Bac	336,478,519	515,998,119
Others	3,969,072,666	1,524,018,993
	8,313,488,465	**4,832,837,472**

(i) Advances from Tuan Tan Thanh Private Enterprise for purchase of glass, corresponding to the goods consigned by Tuan Tan Thanh Private Enterprise (Note 9).

14 SHORT-TERM TAX AND OTHER PAYABLES TO THE STATE BUDGET

	Tax receivable at the beginning of year	Tax payable at the beginning of year	Tax payable in the period	Tax paid in the period	Tax receivable at the end of the period	Tax payable at the end of the period
	VND	VND	VND	VND	VND	VND
Value-added tax	260,580,433	-	159,096,838	-	101,483,595	-
Personal income tax	-	27,695,650	81,951,751	77,605,451	-	32,041,950
Natural resource tax	-	8,212,500	-	-	-	8,212,500
Land tax and land rental	-	2,094,046,682	195,127,500	283,314,149	-	2,005,860,033
Fees, charges and other payables	-	7,448,969,007	-	-	-	7,448,969,007
	260,580,433	**9,578,923,839**	**436,176,089**	**360,919,600**	**101,483,595**	**9,495,083,490**

The Company's tax settlements are subject to examination by the tax authorities. Because the application of tax laws and regulations on many types of transactions is susceptible to varying interpretations, amounts reported in the Interim Consolidated Financial Statements could be changed at a later date upon final determination by the tax authorities.

The Company's overdue tax liabilities and late payment penalties as of 30 June 2026 amounted to VND 9,463,041,540 (as of 1 January 2026 was: VND 9,551,228,189).

15 OTHER SHORT-TERM PAYABLES

	Ending balance VND	Beginning balance VND
Advances	7,711,517	19,678,134
Trade union funds	134,051,902	88,306,678
Social insurance	97,429,258	34,115,328
Health insurance	17,193,403	6,020,352
Unemployment insurance	8,065,510	3,523,712
Loan interest	3,368,846,764	3,123,846,766
- *Viglacera Yen My Industrial Zone Development Joint Stock Company - Loan interest*	*2,170,043,986*	*1,925,043,988*
- *Viglacera Corporation - JSC*	*1,198,802,778*	*1,198,802,778*
Late payment fines for social insurance	-	826,562,486
Severance pay payable	1,218,164,306	1,346,026,611
Viglacera Ha Long Joint Stock Company: Prepaid money from customers who have canceled glass purchase contracts	3,004,169,000	3,004,169,000
Other Payables	996,128,263	961,606,019
	8,851,759,923	**9,413,855,086**
Unpaid overdue payables		
- Viglacera Corporation - JSC	1,198,802,778	1,198,802,778
- Late payment penalty for social insurance of Bac Ninh province	-	826,562,486
- Viglacera Ha Long Joint Stock Company	3,004,169,000	3,004,169,000
- Severance allowance payable	1,218,164,306	1,346,026,611
- Other payables and contributions	452,755,790	539,563,985
	5,873,891,874	**6,915,124,860**
In which: Other payables to related parties		
- Viglacera Corporation - JSC	1,198,802,778	1,198,802,778
- Viglacera Yen My Industrial Zone Development Joint Stock Company	2,170,043,986	1,925,043,988
- Viglacera Ha Long Joint Stock Company	3,004,169,000	3,004,169,000
	6,373,015,764	**6,128,015,766**

16 BORROWINGS

		Beginning balance	During the period		Ending balance
		Value	Increase	Decrease	Value
		VND	VND	VND	VND
a)	**Short-term borrowings**				
	Short-term borrowings (i)	**10,358,540,000**	**3,042,000,000**	**10,358,540,000**	**3,042,000,000**
	Vietnam Bank for Agriculture and Rural Development - Ha Noi Branch	3,358,540,000	3,042,000,000	3,358,540,000	3,042,000,000
	Long-term loans and debts due for payment	**7,000,000,000**	-	**7,000,000,000**	-
		10,358,540,000	**3,042,000,000**	**10,358,540,000**	**3,042,000,000**
b)	**Long-term borrowings**				
	Viglacera Yen My Industrial Zone Development Joint Stock Company (ii)	7,000,000,000	-	-	7,000,000,000
		7,000,000,000	-	-	**7,000,000,000**
	Amount due for settlement within 12 months	(7,000,000,000)	-	(7,000,000,000)	-
	Amount due for settlement after 12 months	-			**7,000,000,000**

(i) Details of short-term borrowings and current portion of long-term debt were as follows:

	Currency	Interest Rate	Date due	Purpose of borrowing	Guarantee	Ending balance	Beginning balance
						VND	VND
Others						***3,042,000,000***	***3,358,540,000***
Vietnam Bank for Agriculture and Rural Development - Ha Noi Branch	VND	Floating interest rate	2026	Working capital addition	Mortgage of fixed assets (1)	3,042,000,000	3,358,540,000
							-
Current portion of long-term debts						-	**7,000,000,000**
Related parties						-	***7,000,000,000***
Viglacera Yen My Industrial Zone Development Joint Stock Company	VMD	7.0%	2028	Additional capital contribution	Unsecured loan	-	7,000,000,000
						3,042,000,000	**10,358,540,000**

(1) Loans from banks and other credit institutions have been secured by mortgage agreements with the lenders, and have been fully registered as secured transactions.

(ii) Details of long-term borrowings were as follows:

	Currency	Interest Rate	Date due	Purpose of borrowing	Guarantee	Ending balance	Beginning balance
						VND	VND
Related parties						***7,000,000,000***	***7,000,000,000***
Viglacera Yen My Industrial Zone Development Joint Stock Company	VND	7.00%	2028	Additional capital contribution	Unsecured loan	7,000,000,000	7,000,000,000
						7,000,000,000	**7,000,000,000**
Amount due for settlement within 12 months						-	(7,000,000,000)
Amount due for settlement after 12 months						**7,000,000,000**	-

17 OWNER'S EQUITY

a) Changes in owner's equity

	Contributed capital	Share premium	Retained earnings	**Total**
	VND	VND	VND	**VND**
Beginning balance	**300,000,000,000**	**43,118,293,083**	**(346,720,381,184)**	**(3,602,088,101)**
Loss for previous period	-	-	(3,522,193,362)	(3,522,193,362)
Ending balance of previous period	**300,000,000,000**	**43,118,293,083**	**(350,242,574,546)**	**(7,124,281,463)**
Beginning balance	**300,000,000,000**	**43,118,293,083**	**(350,495,689,204)**	**(7,377,396,121)**
Loss for this period	-	-	(2,912,897,956)	(2,912,897,956)
Ending balance of	**300,000,000,000**	**43,118,293,083**	**(353,408,587,160)**	**(10,290,294,077)**

b) Details of Contributed capital

	Ending balance	Rate	Beginning balance	Rate
	VND		VND	
Viglacera Corporation - JSC	259,225,000,000	86.41%	259,225,000,000	86.41%
Others	40,775,000,000	13.59%	40,775,000,000	13.59%
	300,000,000,000	**100%**	**300,000,000,000**	**100%**

c) Capital transactions with owners and distribution of dividends and profits

	Current period	Prior period
	VND	VND
Owner's contributed capital		
- At the beginning of the year	300,000,000,000	300,000,000,000
- At the end of the period	300,000,000,000	300,000,000,000

d) Share

	Ending balance	Beginning balance
	VND	VND
Quantity of Authorized issuing shares	30,000,000	30,000,000
Quantity of issued shares	30,000,000	30,000,000
- *Common shares*	*30,000,000*	*30,000,000*
Quantity of outstanding shares in circulation	30,000,000	30,000,000
- *Common shares*	*30,000,000*	*30,000,000*

Par value per share: VND 10,000/ share

18 OFF STATEMENT OF FINANCIAL POSITION ITEMS AND OPERATING LEASE COMMITMENT

a) Operating leased assets

The Company entered into Land Lease Contract No. 14/HĐ-TĐ dated 25 February 2011 with the People's Committee of Bac Ninh Province to lease a land lot located on Co Me Street, Vu Ninh Ward, Bac Ninh City. The leased land, covering a total area of 132,507 m^2, is designated for the construction of office buildings and production facilities. The lease term extends until the end of 2047. Under this contract, the Company is obligated to pay annual land rental fees until the expiry date, in accordance with the prevailing State regulations.

Viglacera Glazing One Member Limited Liability Company (a subsidiary) leases technical infrastructure at Yen Phong Industrial Park under Lease Contract No. 34/2019/BĐS-HĐKT dated 24 April 2019 and Appendix 01 dated 2 March 2021, signed with Viglacera Real Estate Company (a branch of Viglacera Corporation - JSC). The subsidiary sub-leases a land plot with a total area of 19,300 m^2 at Lot CN22, Yen Phong Industrial Park, Bac Ninh Province, for the "Energy-saving Glass Processing Factory Construction Investment Project". The lease term is from 24 April 2019 to 17 October 2055. The total infrastructure lease value amounts to VND 26,338,710,000 (excluding VAT) (Refer to Note 10).

b) Leased-out assets

The Parent Company and its subsidiary lease out assets, including offices and factories, under operating lease agreements. As at 30 June 2026, the total future minimum lease receivables under non-cancellable operating leases are presented as follows:

	Ending balance VND	Beginning balance VND
Under 1 year	3,456,736,371	3,032,727,278
From 1 year to 5 years	1,094,909,093	2,268,181,822

c) Foreign currencies

	Ending balance	Beginning balance
USD	643.96	663.76

19 TOTAL REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES

	Current period VND	Prior period VND
Revenue from sales of goods	10,010,400,559	9,405,066,396
- *Revenue from selling glass and mirror products*	*10,010,400,559*	*9,405,066,396*
Revenue from rendering of services	7,140,969,987	12,872,753,907
- *Installation services for aluminum frames, glass partitions, and various types of doors*	*3,170,921,952*	*10,344,640,209*
- *Revenue from asset rental services, factory rental, electricity, and water fees*	*3,970,048,035*	*2,528,113,698*
	17,151,370,546	**22,277,820,303**
In which: Revenue from related parties (Detailed in Note 30)	572,072,886	131,880,249

20 COST OF GOODS SOLD

	Current period VND	Prior period VND
Cost of goods sold	9,343,383,762	-
- *Cost of goods sold for glass and mirror products*	*9,343,383,762*	*9,333,468,724*
Cost of services provided	4,773,660,267	10,211,364,049
- *Cost of Aluminum frame, glass partition, and door installation services*	*1,691,083,268*	*9,264,362,753*
- *Cost of asset rental services, factory rental, electricity, and water fees*	*3,082,576,999*	*947,001,296*
Reversal of provision for inventory devaluation	(470,229,017)	(158,677,809)
- *Provision reversal*	*(470,229,017)*	*(158,677,809)*
	13,646,815,012	**19,386,154,964**
In which: Purchase from related parties		
Total purchase value: (Detailed in Note 30)	3,121,613,334	1,880,126,831

21 FINANCIAL INCOME

	Current period VND	Prior period VND
Interest income	2,627,844	25,469,113
Gains on exchange difference at the year-end	48,220,150	154,919
	50,847,994	**25,624,032**

22 FINANCIAL EXPENSES

	Current period VND	Prior period VND
Interest expenses	354,675,773	449,753,560
Loss on exchange difference at the year-end	-	396,297,330
	354,675,773	**846,050,890**
In which: Financial expenses paid to related parties (Detailed in Note 30)	244,999,998	247,071,231

23 SELLING EXPENSES

	Current period VND	Prior period VND
Raw materials	103,721,049	66,811,444
Labour expenses	1,652,135,408	1,106,883,488
Tools, instruments and supplies expenses	4,212,223	3,107,590
Depreciation expenses	43,190,148	42,868,944
Expenses of outsourcing services	8,196,172	218,228,077
Other expenses in cash	99,067,207	146,571,556
	1,910,522,207	**1,584,471,099**

24 GENERAL AND ADMINISTRATIVE EXPENSE

	Current period VND	Prior period VND
Raw materials	-	37,490
Labour expenses	1,136,335,759	1,190,773,088
Tools, instruments and supplies expenses	2,769,222	3,222,917
Depreciation expenses	150,857,976	150,536,772
Tax, Charge, Fee	195,127,500	200,163,116
Provision expenses	90,389,042	171,654,603
Expenses of outsourcing services	687,864,182	758,251,444
Other expenses in cash	430,601,698	562,210,933
	2,693,945,379	**3,036,850,363**

25 OTHER EXPENSES

	Current period VND	Prior period VND
Late payment interest on taxes, social insurance	1,705,061	133,496,257
Depreciation expense of idle fixed assets	678,051,721	746,410,308
Other expenses	3,000,000	39,986,921
	682,756,782	**919,893,486**

26 BASIC EARNINGS PER SHARE

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

	Current period VND	Prior period VND
Net profit after tax	(2,912,897,956)	(3,522,193,362)
Profit distributed to common shares	(2,912,897,956)	(3,522,193,362)
Average number of outstanding common shares in circulation	30,000,000	30,000,000
Basic earnings per share	**(97)**	**(117)**

The company has not planned to make any distribution to Bonus and welfare fund, bonus for the Board of Directors from the net profit after tax at the date of preparing Interim Consolidated Financial Statements.

As at 30 June 2026, the Company does not have shares with dilutive potential for earnings per share.

27 BUSINESS AND PRODUCTIONS COST BY ITEMS

	Current period VND	Prior period VND
Raw materials	7,134,335,670	9,763,149,307
Labour expenses	4,487,729,588	4,069,559,015
Tools, instruments and supplies	6,981,445	143,041,971
Depreciation expenses	1,226,538,916	1,745,650,488
Taxes, fees and charges	195,127,500	200,163,116
Provisions expense	(379,839,975)	171,654,603
Expenses of outsourcing services	3,931,063,226	3,907,883,624
Other expenses in cash	675,676,474	1,449,026,765
	17,277,612,844	**21,450,128,889**

28 ADDITIONAL INFORMATION FOR THE ITEMS OF THE CONSOLIDATED STATEMENT OF CASH FLOWS

a) Proceeds from borrowings during the period

	Current period VND	Prior period VND
Proceeds from ordinary contracts	3,042,000,000	2,894,000,000

b) Actual repayments on principal during the period

	Current period VND	Prior period VND
Repayment on principal from ordinary contracts	3,358,540,000	6,564,378,088

29 SUBSEQUENT EVENTS AFTER THE REPORTING PERIOD

There have been no significant events occurring after the reporting period, which would require adjustments or disclosures to be made in the Interim Consolidated Financial Statements.

30 TRANSACTIONS AND BALANCES WITH RELATED PARTIES (CONTINUED)

List and relations between related parties and the Company were as follows:

Related parties	Relation
Viglacera Corporation - JSC	Parent company
Viglacera Consulting Joint Stock Company	Fellow subsidiary
Viglacera Trading Joint Stock Company	Fellow subsidiary
Viglacera Infrastructure Development Investment Company - Viglacera Corporation Branch	Fellow subsidiary
Viglacera Van Hai Joint Stock Company	Fellow subsidiary
Viglacera Machanical Excution Company - Viglacera Corporation Branch	Fellow subsidiary
Phu My Ultra Clear Float Glass Co., LTD	Fellow subsidiary
Viglacera Real Estate Company - Viglacera Corporation Branch	Fellow subsidiary

30 TRANSACTIONS AND BALANCES WITH RELATED PARTIES (CONTINUED)

Related parties	Relation
Viglacera Ha Long Joint Stock Company	Fellow subsidiary
Viglacera Infrastructure And Urban Investment Company - Viglacera Corporation Branch	Fellow subsidiary
Viglacera Float Glass Company- Viglacera Corporation Branch	Fellow subsidiary
Viglacera Mineral Joint Stock Company	Fellow subsidiary
Viglacera Investment And Import - Export Joint Stock Company	Fellow subsidiary
Viglacera Yen My Industrial Park Development Joint Stock Company	Fellow subsidiary
Viglacera Faucet Company – Branch of Viglacera Corporation Branch	Fellow subsidiary
Viglacera Sanitary Ware Company Limited	Fellow subsidiary
Viglacera College	Fellow subsidiary
Members of the Board of Directors, General Director, Supervisory Board, and other managers of the Company	Key management personnel of the Company

In addition to the related party information presented in the above notes, the Company had the following transactions with related parties during the period:

	Current period VND	Prior period VND
Revenue from Sales of goods	**572,072,886**	**131,880,249**
Viglacera Consulting Joint Stock Company	18,222,400	-
Viglacera Trading Joint Stock Company	-	14,000,000
Viglacera Faucet Company – Branch of Viglacera	-	67,315,000
Viglacera Infrastructure And Urban Investment Company - Viglacera Corporation Branch	-	50,565,249
Viglacera Sanitary Ware Company Limited	522,355,000	-
Viglacera Float Glass Company- Viglacera Corporation Branch	31,495,486	-
Purchase of goods and services	**3,121,613,334**	**1,880,126,831**
Viglacera Real Estate Company - Viglacera Corporation Branch	-	109,749,450
Viglacera Float Glass Company- Viglacera Corporation Branch	2,818,228,954	977,709,235
Phu My Ultra Clear Float Glass Co., LTD	268,973,209	768,753,280
Viglacera Infrastructure Development Investment Company - Viglacera Corporation Branch	34,411,171	23,914,866
Dividends paid	**244,999,998**	**247,071,231**
Viglacera Yen My Industrial Zone Development Joint Stock Company	244,999,998	244,999,998
Mr. Tran Huy Thong	-	2,071,233

Key management personnel compensation

Remuneration, salaries and other income of members of the Board of Directors, Director, Board of Supervision and other managers were as follows:

	Position	Current period VND	Prior period VND
Mr. Nguyen The Chinh	Chairman of the Board of Directors	-	-
Mr. Tran Huy Thong	Board Member cum General Director	300,150,000	309,607,000
Mr. Do Xuan Quang	Member of Board of Directors	-	-
Mr. Le Tuan Minh	Member of Board of Directors	-	-
Mr. Nguyen Thanh Chung	Member of Board of Directors	-	-
Ms.Nguyen Thi Cam Van	Head of Board of Supervision	-	-
Ms. Nguyen Viet Ha	Member of Board of Supervision	-	-
Mr. Pham Van Chuong	Member of Board of Supervision	-	-
Ms. Hoang Thi Hang	Chief Accountant	180,500,000	181,479,000

In addition to the above related parties' transactions, other related parties did not have any transactions during the period and have no balance at the end of the accounting period with the Company.

31 COMPARATIVE FIGURES

The comparative figures in the Statement of Financial Satatements are presented in corresponding figures. According to this method, the comparative information of the previous period is presented regarding the consolidated financial position, consolidated operating results and consolidated cash flow of Company during the previous period.

The comparative figures in the Interim Consolidated Statement of Financial Position and related notes are those of the Consolidated Financial Statements for the fiscal year ended 31 December 2025. Comparative information in the Interim Consolidated Statement of Income, Interim Consolidated Statement of Cash flows, and related notes is that of the Interim Consolidated Financial Statements for the accounting period from 01 January 2025 to 30 June 2025. These figures have been audited and reviewed by AASC Auditing Company Limited

Hoang Thi Hang	**Hoang Thi Hang**	**Tran Huy Thong**
Preparer	Person in Charge of Accounting	Legal Representative
		Approved, 13 August 2026

CÔNG TY CỔ PHẦN KÍNH ĐÁP CẦU