

REPORT OF THE EXECUTIVE BOARD
(On the 2025 business performance and the 2026 business plan)

To: The 2026 Annual General Meeting of Shareholders

The executive board reports to the General Meeting of Shareholders on the 2025 business performance and the proposed 2026 business plan as follows:

I. 2025 Business Performance

1. Business results:

No.	Indicator	Unit	2025 Plan (Adjusted plan)	2025 Actual Performance	% Actual Performance vs. Plan
1	Production volume	m ²	685,875	685,875	100.00%
2	Sales volume	m ²	1,431,158	1,362,660	95.21%
3	Total revenue	VND million	149,183	163,586	109.65%
	Of which:				
	- Finished goods	VND million	122,878	120,907	98.40%
	- Spare parts – Tools and equipment – Other	VND million	401	463	115.46%
	- Raw materials	VND million	5,673	7,997	140.97%
	- Liquidation of fixed assets	VND million	20,231	34,219	169.14%
4	Profit before tax	VND million	(-7,928)	3,614	

2. Provision expenses:

VND 36,697 million

Of which:

- Provision for devaluation of materials inventory: VND 1,056 million
- Provision for devaluation of finished goods inventory: VND 24,662 million
- Provision for impairment of investments in Vitaly JSC (VTA): VND 7,653 million
- Provision for impairment of investments in other entities (Packaging and Mineral JSC No. 1): VND 1,920 million
- Provision for doubtful debts: VND 406 million
- Provision for salary fund: VND 1,000 million

3. Implementation of the company's relocation

- Settled severance allowances and support policies for employees resigning due to the relocation in accordance with the law and the company's policies;
- Adjusted sales policies flexibly to clear finished goods inventory;
- Organized the liquidation of assets and materials inventory, specifically:
 - + Estimated recovery value in 2025: VND 26,305 million
 - + Actual recovery value in 2025: VND 42,615 million
- Worked with Dong Nai Province on compensation and relocation support policies.

II. 2026 Business Plan (Forecast)

1. Bases for plan formulation:

- The relocation plan of Bien Hoa 1 Industrial Zone;
- 2025 business performance;
- Current status of the company's assets and finished goods inventory;
- Building materials market situation in 2025 and forecast for 2026;
- The company's restructuring plan;
- Finished goods inventory clearance plan starting from October 1, 2025.

2. 2026 business plan targets (Forecast):

2.1. Main indicators:

No.	Indicator	Unit	2026 Plan (Forecast)	Notes
1	Production volume	m ²	None	
2	Sales volume	m ²	417,856	
3	Revenue	VND million	17,608	Including: Revenue from sales of finished goods, sales of raw materials inventory, and sales of fixed assets.
4	Profit before tax	VND million	4,320	

2.2. Key solutions to execute the company's business plan:

- Flexibly adjust sales policies to accelerate the clearance of finished goods inventory;
- Coordinate with Dong Nam A Tile Company to manufacture and maintain the "Thanh Thanh" brand in the market, supporting the clearance of finished goods inventory at Thanh Thanh company;
- Organize the liquidation of remaining assets in compliance with legal regulations;
- Hand over the company's premises to Dong Nai Province, expected in July 2026;
- Complete related procedures to relocate the company's headquarters to the new site in strict compliance with the law and the company's regulations;
- Continue working with Dong Nai Province regarding compensation and relocation support.

2.3. The company's operational direction after relocation:

- Invest in a tile production line at the new location;
- Engage in Mergers and Acquisitions (M&A);
- Explore new production and business models.

Once a specific plan is formulated, the executive board will report to the Board of Directors and the General Meeting of Shareholders for review and approval.

The above are the key highlights of the 2025 business performance and the proposed 2026 business plan.

Sincerely./.

Recipients:

- As above;
- Archives: Admin & HR Dept., Document Control.



GENERAL DIRECTOR

Trần Hưng Lương

GENERAL CONSTRUCTION MATERIALS
CORPORATION NO. 1 - JSC
THANH THANH CERAMIC JOINT STOCK COMPANY

☸
No: 01 /BC-HĐQT

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

☸
Dong Nai, 20 /March/ 2026

**ANNUAL REPORT
THE ACTIVITIES OF THE BOARD OF DIRECTORS IN 2025
AND THE PLAN FOR 2026**

To: The 2026 Annual General Meeting of Shareholders

The Board of Directors reports to the General Meeting of Shareholders on the results of the Board of Directors' activities in 2025 and the operational orientation for 2026 as follows:

I. RESULTS OF THE BOARD OF DIRECTORS' ACTIVITIES IN 2025

1. Regarding corporate governance in accordance with the functions and duties prescribed in the Charter

In 2025, the Board conducted 14 meetings and issued 34 resolutions. The issued Resolutions addressed issues related to governance activities, the organization of implementing the production and business plans, and focusing on the relocation of the Company according to the plan of Dong Nai Province.

The Board of Directors executed corporate governance prudently, strictly complying with legal regulations and the Company's Charter, constantly monitoring and directly supervising market conditions and the actual operations of the Company to timely direct the Board of Management in organizing all company activities for the highest efficiency.

2. Evaluation of the 2025 plan implementation

2.1. Organization of the General Meeting of Shareholders

The Board of Directors successfully organized the 2025 Annual General Meeting of Shareholders on April 15, 2025, and the Extraordinary General Meeting of Shareholders on August 28, 2025.

2.2. 2025 Production and Business Results

No.	Indicator	Unit	2025 Adjusted Plan	2025 Actual Performance	% 2025 Actual Performance vs Plan
1	Charter capital	Billion VND	59.92	59.92	100.00%
2	Revenue	Billion VND	149.183	163.586	109.65%
3	Profit before tax	Billion VND	-7.928	3.614	

2.3 Supervision of the Board of Management:

The BOD's supervisory activities over the Company's Board of Management were carried out through directing, reviewing, and consolidating to ensure the current internal regulations system (rules, regulations, procedures) is promptly updated and perfected in accordance with the law and the Company's Charter.

The BOD closely monitored the production and business situation and the implementation of the Company's relocation according to the plan of Dong Nai Province; Timely directed the Board of Management to adjust the production and business plan flexibly, suitable with the Company's relocation; Applied various sales policies to clear finished goods inventory. Directed the liquidation of the Company's assets in accordance with the Law and the Company's regulations, ensuring safety.

2.4. Relations with shareholders and investors:

The BOD fully provided information about the Company's activities in accordance with the Securities Law for listed organizations. The resolutions, decisions of the BOD and other documents have been published according to regulations to interested shareholders and investors.

2.5. Dividend payment and advance:

- Paid the 2024 dividend to shareholders at: 04%/share
- Expected 2025 dividend payment to shareholders is: 04%/share

3. Evaluation of the Board of Directors' activities

3.1. Regarding the BOD's activities:

The BOD has completed its duties according to the Enterprise Law and the Company's Charter. Deployed the implementation of contents in accordance with the Company's Charter, the BOD's Working Regulations, and legal regulations. Enhanced personal responsibility and discipline in organizing the execution of assigned tasks with the requirement for the highest work results, ensuring maximum benefits for shareholders; and established a strict control system in production and business activities.

The BOD's Resolutions align with the actual production and business situation and create the most favorable conditions for the Board of Management to effectively organize and implement the Resolutions of the General Meeting of Shareholders and the Board of Directors. Directed the organization of meetings and collection of written opinions to issue the BOD's resolutions and decisions.

The BOD members fully attended the meetings, correctly fulfilling their roles and duties to help the BOD perform well its role in orienting the company's development; Discussed and provided pertinent opinions on issues within their competence, with a high sense of responsibility, prudence, promoting leadership capacity, for the benefit of shareholders and the Company.

3.2. Remuneration and operating expenses of the BOD and Supervisory Board:

a. The 2025 remuneration for the BOD and SB is:

- BOD Chairman: 5,000,000 VND/person/month
- BOD Member: 3,000,000 VND/person/month
- Head of SB: 3,000,000 VND/person/month
- SB Member: 2,000,000 VND/person/month
- BOD Secretary: 2,000,000 VND/person/month

(Details are submitted to the General Meeting of Shareholders for finalization of the BOD and SB remuneration in 2025)

b. Operating expenses of the BOD and SB: Comply with the financial regulations and internal spending limits of the company.

4. Evaluation of the Board of Management's activities:

- The Company's Board of Management fully organized and executed the Resolutions and Decisions of the BOD. Promptly provided information, creating conditions for the BOD and the Supervisory Board to access and check the financial situation and other activities of the Company;
- Efficiently utilized and reasonably balanced existing resources, enhanced savings, aggressively resolved outstanding debts, and simultaneously ensured the Company's benefits.
- Accounting and financial management were transparent, lawful, ensuring safety and maximizing capital efficiency; drastically handled debts.
- Applied various flexible sales policies suitable for each period to boost the consumption of finished goods inventory.
- Organized the liquidation of assets, machinery, and materials in accordance with the Law and the Company's regulations.

II. OPERATIONAL DIRECTION OF THE BOD IN 2026

1. Business directions and goals of the BOD:

- Perform the regular tasks of the BOD in accordance with the functions and duties under the Charter and reality during the Company's operations;
- Effectively perform tasks related to shareholder relations in accordance with current laws to ensure the rights of shareholders and investors;
- Complete the liquidation of all Assets and Finished Goods Inventory to hand over the site to Dong Nai Province;
- Complete the relocation of the Company to the new site;
- Research operational plans for the Company after relocation:
 - + Invest in a tile production line at the new location.
 - + Mergers and Acquisitions (M&A).
 - + Seek new production and business plans.
- Once there is a specific plan, the BOD will report to the General Meeting of Shareholders.

2. Production and business targets for 2026:

- Production volume: None
- Sales volume: 417,730 m²
- Revenue: 17.608 billion VND
- Profit before tax: 4.320 billion VND

The above is the report on the activities of the Company's BOD in 2025 and the operational plan for 2026. The Company's Board of Directors hopes to receive the attention and support of the shareholders.

Sincerely./.

Recipients:

- General Meeting of Shareholders;
- BOD, Supervisory Board, Executive Board;
- Company Website;
- BOD Archives

ON BEHALF OF THE BOARD OF
DIRECTORS CHAIRMAN



Cao Trường Chu

GENERAL CORPORATION OF
CONSTRUCTION MATERIALS No. 1-
JOINT STOCK COMPANY
THANH THANH JOINT STOCK COMPANY

☸ ✧ ☸

No: 01/Ttr -HĐQT

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Dong Nai, 20./March/ 2026

SUBMIT

(Re: Approval of the 2025 audit report results)

To: The Annual General Meeting of Shareholders 2026

- Pursuant to the Charter of Organization and Operation of Thanh Thanh Joint Stock Company approved by the Annual General Meeting of Shareholders on April 20, 2021;

- Pursuant to the independent audit results for the fiscal year 2025 ending December 31, 2025,

The Board of Directors of Thanh Thanh Joint Stock Company respectfully submits to the Annual General Meeting of Shareholders 2026 for voting approval: The audit report results for the fiscal year 2025 (summary financial statements for 2025 attached).

We respectfully submit this to the Annual General Meeting of Shareholders for approval.

Sincerely./.

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN *thy*

Recipient:

-As above;

-Members of the BOD, Supervisory Board,
Management Board;

-Archive BOD.



CAO TRUONG THU

SUMMARY FINANCIAL STATEMENTS YEAR 2025

I BALANCE SHEET

Currency: VND

No		Final balance	First issue of the year
1	2	3	4
I	CURRENT ASSETS	133,674,830,472	148,124,518,645
1	Cash and cash equivalents	18,063,247,966	22,627,469,397
2	Short-term financial investments	83,774,980,000	6,177,240,000
3	Short-term receivables	22,323,915,061	25,560,848,188
4	Inventories	9,501,916,668	93,553,198,515
5	Other current assets	10,770,777	205,762,545
II	LONG-TERM ASSETS	4,139,967,389	12,812,021,750
1	Long-term receivables	85,700,000	85,700,000
2	Fixed assets	4,054,267,389	10,848,671,036
	-Tangible fixed assets	4,054,267,389	10,848,671,036
	- Intangible fixed assets		
	- Financial lease assets	-	-
		-	-
3	Investment properties	-	-
4	Long-term assets in progress	-	1,877,650,714
5	Long-term investments	-	-
	TOTAL ASSSETS	137,814,797,861	160,936,540,395
III	LIABILITIES	21,582,830,759	44,602,518,855
1	Short-term liabilities	20,477,830,759	42,567,518,855
2	Long-term liabilities	1,105,000,000	2,035,000,000
IV	OWNER'S EQUITY	116,231,967,102	116,334,021,540
1	Owner's equity	116,231,967,102	116,334,021,540
	- Contributed capital	59,923,480,000	59,923,480,000
	- Capital surplus	313,744,700	313,744,700
	- Other capital	14,054,939,829	14,054,939,829
	- Treasury shares	(652,100,000)	(652,100,000)
	- Differences upon asset revaluation	-	-
	- Exchange rate difference	-	-
	- Development and Investment Fund	21,597,000,305	21,427,584,713
	- Undistributed Profit after tax	20,994,902,268	21,266,372,298
	- Source of capital for basic construction invest	-	-
2	Funding sources and other funds	-	-
	- Funding sources	-	-
	- Funds for forming fixed assets	-	-
	TOTAL RESOURCES	137,814,797,861	160,936,540,395



II. INCOME STATEMENT

Currency: VND

No	ITEMS	Reporting period	Previous issue
1	Revenues from sales and services rendered	129,953,274,551	173,824,310,952
2	Revenue deductions	757,481,738	1,299,513,972
3	Net revenues from sales and services rendered	129,195,792,813	172,524,796,980
4	Cost of goods sold	132,565,815,873	148,593,421,437
5	Gross revenues from sales and services rendered	-3,370,023,060	23,931,375,543
6	Financial income	1,158,972,346	526,698,230
7	Financial expenses	4,289,927,606	885,459,165
8	Selling expenses	3,806,788,988	4,168,871,280
9	General and administration expenses	16,061,077,463	15,687,709,652
10	Net profit from operating activities	(26,368,844,771)	3,716,033,676
11	Other incomes	30,323,329,317	286,819,182
12	Other expenses	340,144,793	108,110,735
13	Other profits	29,983,184,524	178,708,447
14	Total net profit before tax	3,614,339,753	3,894,742,123
15	Current corporate income tax expenses	840,182,991	849,115,331
16	Profit after enterprise income tax	2,774,156,762	3,045,626,792
17	Basic earnings per share	467	429

III. BASIC FINANCIAL INDICATORS

No	Items	Unit	Reporting period	Previous period
1	Asset structure	%		
	- Long-term assets / Total assets		3.00	7.93
	- Current assets / Total assets		97.00	92.07
2	Capital structure	%		
	- Liabilities / Total resources		15.66	27.81
	- Owner's equity / Total resources		84.34	72.29
3	Ability to pay	Lần		
	- Fast payment ability		6.06	1.30
	- Current Payment capacity		6.53	3.50
4	Profit Margin	%		
	- Profit margin after tax/ Total assets		2.01	1.88
	- Profit margin after tax/ Net revenue		2.15	1.77
	- Profit margin after tax/ Owner's equity		2.39	2.62

Dong Nai Province. 20 March 2026

GENERAL DIRECTOR



TRAN HUNG LUONG

GENERAL CORPORATION OF
CONSTRUCTION MATERIALS No. 1-
JOINT STOCK COMPANY
THANH THANH CERAMIC JOINT STOCK COMPANY

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No: 02/Ttr -HDQT

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Dong Nai, 20 /March/ 2026

SUBMIT

(Re: Distribution of profits and dividend payment for the year 2025)

To: The Annual General Meeting of Shareholders 2026

- Pursuant to the Charter of Organization and Operation of Thanh Thanh Ceramic Joint Stock Company approved by the Annual General Meeting of Shareholders on April 20, 2021;

- Pursuant to the resolution of the Annual General Meeting of Shareholders in 2025;

- Pursuant to the production and business results of the Company in 2025,

The Board of Directors proposed to the 2026 Annual General Meeting of Shareholders the following profit distribution and dividend payment plan for the company in 2025: as follows:

- | | |
|--|---------------------------|
| 1. Total pre-tax profit: | 3,614,339,753 VND |
| 2. Post-tax profit: | 2,774,156,762 VND |
| 3. Undistributed residual profit from the previous year: | 18,220,745,506 VND |
| 4. Accumulated residual profit as of December 31, 2025: | 20,994,902,268 VND |
| <i>Expected profit distribution in 2025:</i> | |
| a) Dividend payout 4%/Charter Capital: | 2,376,211,200 VND |
| c) Welfare fund: | 397,945,562 VND |
| 5. Undistributed residual profit from: | 18,220,745,506 VND |

We respectfully submit this to the Annual General Meeting of Shareholders for consideration and approval.

Sincerely./.

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN



CAO TRUONG THU

Recipient:

- As above
- Members of the BOD, Supervisory Board, Management Board;
- Archive BOD

✧ ✧ ✧
No: 03 /Ttr -HĐQT

Dong Nai, 20 /March/ 2026

SUBMIT

(Re: the settlement of the remuneration of the Board of Directors and the Board of Supervisors for 2025 and the estimated remuneration of the Board of Directors and the Board of Supervisors for 2026)

To: **The Annual General Meeting of Shareholders 2026**

- Pursuant to the Charter of Organization and Operation of Thanh Thanh ceramic Joint Stock Company approved by the Annual General Meeting of Shareholders on April 20, 2021;

- Pursuant to the resolution of the Annual General Meeting of Shareholders in 2025,

The Board of Directors of Thanh Thanh Ceramic Joint Stock Company presents to the Annual General Meeting of Shareholders 2026 for approval:

1. Settlement of remuneration for the Board of Directors and Supervisory Board for 2026:

No	Full Name	Title	Remuneration (VND/person/month)	Number of Months	Total Amount
1	CAO TRUONG THU	BOD Chairman	5.000.000	12	60.000.000 VND
2	TRAN HUNG LUONG	BOD Member	3.000.000	12	36.000.000 VND
3	PHAM VIET THANG	BOD Member	3.000.000	12	36.000.000 VND
4	NGUYEN THANH HA	BOD Member	3.000.000	12	36.000.000 VND
5	VO THI THU THUY	BOD Member	3.000.000	10	30.000.000 VND
6	ĐẠO QUANG SON	Supervisory Board Head	3.000.000	12	36.000.000 VND
7	LE HOANG QUOC TRUNG	Supervisory Board Member	2.000.000	12	24.000.000 VND
8	NGUYEN THUA VU	Supervisory Board Member	2.000.000	06	12.000.000 VND
9	DANG DINH THONG	BOD Member	2.000.000	12	24.000.000 VND
TỔNG CỘNG					294.000.000 VND

(two hundred and ninety-four million VND)

2. Proposed remuneration and bonuses for the Board of Directors and Supervisory Board for 2026:

- a) Chairman of the Board of Directors: 5,000,000 VND/person/month
- b) Member of the Board of Directors: 3,000,000 VND/person/month
- c) Head of the Supervisory Board: 3,000,000 VND/person/month
- d) Member of the Supervisory Board: 2,000,000 VND/person/month
- e) Secretary of the Board of Directors: 2,000,000 VND/person/month

We respectfully submit this to the Annual General Meeting of Shareholders for consideration and approval.

Sincerely./.

Recipient:

- As above;
- All members of the BOD, Supervisory Board, Management Board;
- Archive BOD.

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN



CAO TRUONG THU

GENERAL CORPORATION OF
CONSTRUCTION MATERIALS No. 1-
JOINT STOCK COMPANY
THANH THANH CERAMIC JOINT STOCK COMPANY

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No: 04 /Ttr -HĐQT

Dong Nai, 20./March/ 2026

SUBMIT

(Re: Signing contracts and transactions between Thanh Thanh Ceramic Joint Stock Company and General Company of Building Materials No. 1 - JSC and its subsidiaries)

To: The Annual General Meeting of Shareholders 2026

Pursuant to the Charter of Organization and Operation of Thanh Thanh Ceramic Joint Stock Company approved by the Annual General Meeting of Shareholders on April 20, 2021;

The Board of Directors of Thanh Thanh Ceramic Joint Stock Company respectfully submits to the Annual General Meeting of Shareholders 2026 for voting approval the signing of contracts and transactions between Thanh Thanh Ceramic Joint Stock Company and General Company of Building Materials No. 1 - JSC and its subsidiaries.

Reason: The General Company of Building Materials No. 1 - JSC is a shareholder holding (51%) of the total shares of the Company.

We respectfully submit this to the Annual General Meeting of Shareholders for consideration and voting approval.

Sincerely./.

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN 

- Recipient:
- As above;
 - Members of the BOD, Supervisory Board, Management Board;
 - Archive BOD.



CAO TRUONG THU

**GENERAL CONSTRUCTION MATERIALS
CORPORATION NO. 1 - JSC
THANH THANH CERAMIC JOINT STOCK COMPANY**

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No: 01/BC-BKS

Dong Nai, March 23, 2026

**REPORT OF THE SUPERVISORY BOARD
AT THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS
OF THANH THANH CERAMIC JOINT STOCK COMPANY**

**To: THE GENERAL MEETING OF SHAREHOLDERS
OF THANH THANH CERAMIC JOINT STOCK COMPANY**

- Based on the duties and powers of the Supervisory Board as stipulated in the Charter of Thanh Thanh Ceramic Joint Stock Company.

- Based on Resolution No. 01/NQ-ĐHĐCĐ, dated April 15, 2025, of the 2025 Annual General Meeting of Shareholders of Thanh Thanh Ceramic Joint Stock Company.

- Based on Resolution No. 02/NQ-ĐHĐCĐ, dated August 28, 2025, of the Extraordinary General Meeting of Shareholders of Thanh Thanh Ceramic Joint Stock Company in 2025.

- Based on the 2025 financial statements of Thanh Thanh Ceramic Joint Stock Company, audited by CPA Vietnam Auditing Company Limited.

The Supervisory Board reports the following to the General Meeting of Shareholders of Thanh Thanh Ceramic Joint Stock Company:

I/ Activities of the Supervisory Board:

- At the 2022 General Meeting of Shareholders of Thanh Thanh Ceramic Joint Stock Company, held on April 21, 2022, the Supervisory Board was elected with 3 members:

+ Mr. Dao Quang Son - Head of the Supervisory Board

+ Mr. Nguyen Thua Vu - Member of the Supervisory Board

(Resigned on July 15, 2025)

+ Mr. Le Nguyen Quoc Trung - Member of the Supervisory Board

- Supervising the issuance and implementation of resolutions, decisions and directives of the Board of Directors and the General Director in the management and operation of the

Company.

- The Supervisory Board fully participates in the meetings of the Board of Directors, reviews resolutions and provides opinions to the Board of Directors on the management of the Company.

2025 is a pivotal year for the Company as it must implement the Annual General Meeting Resolution and the Extraordinary General Meeting Resolution (August 2025) regarding the cessation of production, liquidation of assets, and relocation from Bien Hoa 1 Industrial Park in accordance with the land reclamation policy of the Dong Nai Provincial People's Committee.

The Supervisory Board has focused on monitoring the restructuring process:

- The Supervisory Board has participated in monitoring the liquidation of the Company's assets, ensuring transparency and openness in the liquidation and auction of assets, and compliance with regulations.

- Monitoring the process of payment and settlement of benefits and policies for employees.

II/ Evaluation of the Company's Production, Business, and Financial Performance in 2025:

1. Evaluation of the Company's Production and Business Performance in 2025:

- Based on Resolution No. 02/NQ-ĐHĐCĐ, dated August 28, 2025, of the Extraordinary General Meeting of Shareholders of Thanh Thanh Ceramic Joint Stock Company;

- Based on the report of the Company's Executive Board;

- Based on the Company's audited financial statements for 2025;

The situation regarding the implementation of key production, business, and financial plan targets is as follows:

No.	Indicator	Unit	Plan for 2025 (Adjusted Plan)	To be implemented in 2025	Implementation rate compared to the 2025 plan.
1	Production	m ²	685,875	685,875	100%
2	Consumption	m ²	1,431,158	1,362,660	95.21%
3	Total Revenue	Million VND	149,183	163,586	109.65%
	Including:				

	- Finished goods	Million VND	122,878	120,907	98.40%
	- Spare parts - Tools and equipment - other	Million VND	401	463	115.46%
	- Raw materials	Million VND	5,673	7,997	140.97%
	- Disposal of fixed assets	Million VND	20,231	34,219	169.14%
4	Profit before tax	Million VND	(-7,928)	3,614	

Assessment and Evaluation:

In 2025, the Company was forced to cease production from July 1st, 2025, to relocate and shift its focus to asset liquidation.

The Supervisory Board (SB) found that the Management Board had performed its duties excellently, with pre-tax profit exceeding the planned loss of VND 7.9 billion, achieving a profit of VND 3.61 billion, mainly due to revenue from the liquidation of fixed assets, machinery, and equipment reaching over VND 34.2 billion (exceeding the plan by 69.1%).

In 2025, the Company made provisions totaling VND 36.7 billion. These include:

- Provision for inventory devaluation: VND 25.7 billion.
- Provision for devaluation of Vitaly securities investment: VND 7.65 billion.
- Provision for investment in Packaging Company No. 1: VND 1.92 billion.
- Provision for doubtful receivables: VND 406 million.
- Provision for salary fund: VND 1 billion.

The Supervisory Board assesses the Company's financial situation as of December 31, 2025 as good. Inventory has been almost completely cleared (only VND 9.5 billion remaining), liabilities have decreased to VND 21.5 billion. Notably, the Company holds VND 101.8 billion in cash, cash equivalents, and short-term financial investments.

2. Assessment of the audited financial statements for 2025:

The financial statements for the period from January 1, 2025 to December 31, 2025 were audited by CPA VIETNAM Audit Company Limited - a member of Impact International Audit Firm. The auditing firm issued the audit report under audit letter No. 109/2026/BCKT-CPA VIETNAM-HCM dated March 20, 2026.

The Supervisory Board agrees with the auditor's opinion: The financial statements fairly and reasonably reflect, in all material respects, the financial position of the Company as of December 31, 2025, as well as the results of business operations and cash flow for the

fiscal year ending on the same date, in accordance with Vietnamese Accounting Standards, the current Vietnamese Enterprise Accounting System, and relevant legal regulations on the preparation and presentation of financial statements.

However, the Supervisory Board would like to draw the attention of the General Meeting of Shareholders to the "Matters to Emphasize" raised by the auditing firm in the financial statements. Specifically, the fact that the Company will have to cease production from July 1, 2025, for relocation has created a material uncertainty regarding its ability to continue operating. Through monitoring, the Supervisory Board found that the Board of Directors and the Executive Board are actively implementing response measures such as: transferring the right to use the brand to maintain the brand in the market, liquidating assets to recover cash flow, and developing a company restructuring plan.

3. Regarding the activities of the Board of Directors:

- The Board of Directors operates in compliance with the Company's Charter, Regulations, and Resolutions of the General Meeting of Shareholders. Particularly in 2025, the Board of Directors closely followed the policy of reclaiming land in Bien Hoa 1 Industrial Park by the People's Committee of Dong Nai province to make timely decisions on ceasing production, liquidating assets, and ensuring the rights of employees and shareholders.

- The Board of Directors has directed the Executive Board to carry out the liquidation of the company's assets in a transparent, open, and effective manner.

4. Regarding the Executive Board's activities:

- The Executive Board has implemented the resolutions set forth by the Board of Directors, especially in handling the severance pay for employees effectively, preventing any complaints or lawsuits.

- The liquidation of machinery and equipment assets was conducted openly and transparently, through independent auctions or self-organized auctions, generating other profits of VND 29.98 billion, which was the main factor contributing to the Company's total pre-tax profit of VND 3.61 billion.

III. Proposals and Recommendations:

To ensure the completion of the company's restructuring process, the Supervisory Board recommends that the Board of Directors and the Executive Board:

- Expedite the liquidation of remaining machinery, equipment, and assets to free up space and maximize cash flow.

- Closely monitor and coordinate with Southeast Asia Ceramic Tile Joint Stock Company in the implementation of the Thanh Thanh Ceramic Tile brand transfer contract,

aiming to maintain the Thanh Thanh Ceramic brand in the market and support the sale of the company's finished goods inventory.

- Continue working with Dong Nai province on compensation, relocation support, and site handover according to regulations.


- Promptly develop and finalize business plans after relocation (new investment, M&A, or finding alternative business options) for submission to the Board of Directors and the General Meeting of Shareholders for approval.

The above is the activity report of the Company's Supervisory Board, respectfully submitted to the General Meeting of Shareholders for consideration and approval.

Thank you./.

TM. SUPERVISORY BOARD

Chairman



Dao Quang Son

Recipient:

- As above;
- For the Supervisory Board's records.



GENERAL CONSTRUCTION MATERIALS
CORPORATION NO. 1 - JSC
THANH THANH CERAMIC JOINT STOCK COMPANY



SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness
☸☸☸

Dong Nai, March 23, 2026

REPORT

Submission Subject: Selection of Auditing Firm for the 2026 Financial Statements

**To: The General Meeting of Shareholders
of Thanh Thanh Ceramic Joint Stock Company**

- Based on the Enterprise Law No. 59/2020/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020, and current amendments and supplements;

- Based on the Securities Law No. 54/2019/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on November 26, 2019, and current amendments and supplements;

- Based on the Charter of Organization and Operation of Thanh Thanh Ceramic Joint Stock Company, approved by the General Meeting on April 20, 2021,

To facilitate the audit of the Company's 2026 financial statements in accordance with the law and the Company's charter, the Supervisory Board respectfully requests the General Meeting of Shareholders to authorize the Board of Directors to select an independent auditing firm to conduct the audit of the Company's 2026 financial statements.

Respectfully submitted to the General Meeting of Shareholders for consideration and approval.

Thank you./.

Recipients:

- As above;
- Board of Directors, Management Board;
- Supervisory Board (for filing).

TM. BOARD OF SUPERVISORS
Chairman

Dao Quang Son

RULES OF PROCEDURE AT THE ANNUAL GENERAL MEETING OF SHAREHOLDERS IN 2026

- Pursuant to the Enterprise Law No. 59/2020/QH14, which was adopted by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020;
- Pursuant to the Charter of Organization and Operation of Thanh Thanh Ceramic Joint Stock Company, which was approved by the General Meeting of Shareholders on April 20, 2021,

The 2026 Annual General Meeting of Shareholders approved the Rules of Procedure for the Annual General Meeting of Shareholders of Thanh Thanh Ceramic Tile Joint Stock Company as follows:

Chapter 1 GENERAL PROVISIONS

Article 1. Scope of Application and Subjects

- 1.1. These regulations apply to the organization of the 2026 Annual General Meeting of Shareholders of Thanh Thanh Ceramic Tile Joint Stock Company.
- 1.2. These Rules specify the rights and obligations of shareholders, authorized persons attending the General Meeting of Shareholders and persons attending the General Meeting of Shareholders, the conditions and procedures for holding the General Meeting of Shareholders.
- 1.3. Shareholders, authorized persons attending the General Meeting of Shareholders and other persons attending the General Meeting of Shareholders are responsible for complying with the provisions of these Rules.

Chapter 2 RIGHTS AND OBLIGATIONS OF THE PARTICIPANTS OF THE GENERAL MEETING

Article 2. Rights and Obligations of Shareholders or Their Authorized Representatives Attending the General Meeting

- 2.1. Conditions for attending the General Meeting: Shareholders or representatives authorized in writing (depending on the company form), whose names are listed in the list of shareholders of the company as of March 16, 2026 and confirmed by the Vietnam Securities Depository Center (VSDC).
- 2.2. Rights of shareholders and their authorized representatives to attend the General Meeting:
 - a) Directly attend the General Meeting in the manner prescribed by the company or authorize others to attend the General Meeting in writing;
 - b) Deliberate and vote on matters within the scope of the General Meeting of Shareholders in accordance with the provisions of the Enterprise Law, other relevant legal documents and the Articles of Association of the Company;

- c) Be informed of the content and agenda of the General Meeting from the Organizing Committee;
- d) Each shareholder or his authorized representative attending the meeting shall receive the voting ballot and documents immediately after registering to attend the meeting with the Shareholders' Qualification Review Committee;
- e) Shareholders, authorized representatives of institutional shareholders or authorized persons who arrive after the meeting has started have the right to register immediately and have the right to attend the meeting and vote immediately after registration. The Chairman does not have the right to suspend the meeting to allow late shareholders to register, and the validity of previous votes remains unchanged.

2.3. Obligations of shareholders and their authorized representatives to attend the general meeting of shareholders:

- a) Shareholders or their authorized representatives must register with the shareholder qualification review committee to attend the general meeting of shareholders with their citizen ID card or passport and power of attorney (authorized representative attendance);
- b) Dress appropriately;
- c) Recording and videotaping of the meeting must be publicly announced and approved by the chairman of the meeting;
- d) Register to speak at the representative meeting in accordance with the regulations and abide by the speaking time and content within the scope of the agenda of the representative meeting;
- e) Speak and vote must obey the command of the chairman of the representative meeting;
- f) Do not hinder or disrupt the meeting in any way, resulting in the meeting being unable to proceed fairly and legally;
- g) Do not disturb or hinder the normal progress of the meeting;
- h) Comply with the administrative power of the chairman of the representative meeting;
- i) Strictly abide by the constitution of the meeting and respect the work results of the representative meeting.

Article 3. Rights and Obligations of the Shareholders' Qualification Review Committee

3.1. The Shareholders' Qualification Review Committee shall be determined by the Board of Directors of the Company and shall exercise the following powers:

- a) Verify the qualifications of shareholders or shareholders' authorized representatives attending the general meeting of shareholders: require shareholders and invited guests attending the general meeting of shareholders to present their ID cards or passports, and power of attorney (authorized representatives must provide);
- b) Issue voting cards, ballots and other relevant meeting materials to shareholders or authorized persons attending the meeting;
- c) Report the results of the verification of the qualifications of shareholders attending the general meeting of shareholders to the general meeting of shareholders at the following times:
 - Before the opening of the meeting;
 - Before each vote at the general meeting of shareholders, if the number of shareholders registered to attend the general meeting of shareholders changes.
- d) Complete other tasks assigned by the Chairman of the General Meeting of Representatives.

3.2. The Shareholders' Qualification Review Committee has the right to establish support units to complete its work tasks.

Article 4. Rights and Obligations of the Counting Committee

4.1. The Counting Committee has been approved by the General Meeting of Shareholders.

4.2. The Counting Committee is responsible for instructing how to vote, how to use the voting ballots, and counting, calculating and excluding relevant shareholders without voting rights (if any) for each voting item.

4.3. The Counting Committee reports the counting results to the Congress.

4.4. The Counting Committee has the right to establish auxiliary units to complete its tasks.

4.5. The Counting Committee is responsible for ensuring the accuracy and honesty of the published counting results.

4.6. The Counting Committee is responsible for handing over all ballots and counting records to the company's board of directors immediately after the end of the general meeting.

Article 5. Rights and obligations of the Chairman and Secretary of the General Meeting

5.1. The general meeting of shareholders convened by the Board of Directors shall be chaired by the Chairman or authorized by other members of the Board of Directors to chair it.

5.2. The Chairman has the final say on the order of the meeting, the procedure or the matters outside the agenda of the general meeting;

5.3. The Chairman of the meeting has the right to take necessary and reasonable measures to ensure that the general meeting of shareholders can be carried out in an orderly manner in accordance with the approved agenda and reflect the wishes of the majority of attendees.

5.4. The Chairman has the right to decide to postpone the general meeting of shareholders or change the meeting venue in any of the following circumstances:

- a) The meeting venue does not have enough convenient seats for all participants;
- b) The media at the meeting venue cannot guarantee that the participating shareholders can participate, discuss and vote;
- c) Participants obstruct and disrupt the order of the meeting, affecting the fair and legal conduct of the meeting.

5.5. If the shareholder's contribution and suggestion go beyond the scope of the general meeting of shareholders, the Chairman has the right not to respond or to only acknowledge the shareholder's contribution.

5.6. When a shareholder speaks for more than the prescribed time or expresses opinions that go beyond the prescribed content of the general meeting of shareholders or are repetitive, the Chairman has the right to interrupt the shareholder's speech.

5.7. The Chairman has the right to request the competent authority to maintain order at the meeting; expel those who show signs of trouble, do not comply with the Chairman's authority, and hinder the normal progress of the meeting.

5.8. The Chairman appoints the Secretary of the Representative Assembly, who is responsible for recording the meetings of the Representative Assembly and performing support tasks assigned by the Chairman.

Chapter 3

GENERAL MEETING PROCEDURES

Article 6. Conditions for holding a general meeting

6.1. The meeting can only be held when the number of shareholders attending the meeting reaches more than half of the total number of shareholders representing all or part of the company's voting rights listed in the shareholder register determined at the

end of the meeting registration. If the opening time of the general meeting of shareholders exceeds 30 minutes (based on the meeting agenda sent to shareholders), but the number of shareholders attending the general meeting of shareholders still does not reach more than 50% of the total number of votes represented, the meeting will be deemed unable to continue.

6.2. If the general meeting of shareholders cannot be held in accordance with the provisions of the preceding paragraph, the convening and holding of the next general meeting of shareholders shall be handled in accordance with the provisions of the company's articles of association and the Enterprise Law.

Article 7. Management of the Congress

7.1. The Congress will proceed in the order of the contents approved by the Congress.

7.2. The Members' Congress will discuss and approve the contents of the Members' Congress in turn according to the voting method prescribed in Article 10 of these Regulations.

7.3. After the minutes of the Congress are approved, the Congress will close.

Article 8. Approval of General Meeting Resolutions

1. Resolutions on the following matters must be approved by shareholders representing more than 65% of the voting rights of shareholders present at the General Meeting, except for the cases specified in Article 148, Paragraphs 3, 4 and 6 of the Enterprise Law:

- a) Types of shares and the total number of shares of each type;
- b) Changes in industry, occupation and business field;
- c) Changes in the company's management structure;
- d) Investment projects or sales of assets with a value of 35% or more of the total asset value recorded in the company's latest financial report, except for the cases where other proportions or values are specified in the company's articles of association;
- đ) Reorganization or dissolution of the company;

2. Except for the cases specified in Paragraph 1 of this Article and Paragraphs 3, 4 and 6 of Article 148 of the Enterprise Law, resolutions must be approved by more than 50% of the total voting rights held by all shareholders present at the General Meeting.

3. A resolution passed by 100% of the total number of voting shares held by shareholders present at the general meeting of shareholders is legal and valid, even if the meeting convening procedures and resolutions violate the provisions of the Enterprise Law and the Articles of Association.

Article 9. Voting

9.1. The voting ballot of the Company, which is stamped by the Shareholder Qualification Review Committee, shall be issued by the shareholder or shareholder authorized representative attending the meeting. The voting ballot shall record the shareholder code, the full name of the shareholder or shareholder authorized representative and other technical elements to ensure accurate and convenient vote counting.

9.2. The voting value of each voting ballot shall be determined by the number of voting shares owned by the shareholder or authorized representative attending the general meeting of shareholders.

Article 10. Voting procedures for the resolutions of the General Meeting of Shareholders

The proposals approved by the 2025 Annual General Meeting of Shareholders shall be voted on by a show of hands, and the voting results shall be announced by the chairman of the meeting at the meeting. When the chairman asks shareholders to express their agreement/disagreement/no opinion on each specific content, shareholders shall vote on

each item by raising their votes. Shareholders can only raise their voting cards once for each content to certify their agreement/disagreement/no opinion.

Article 11. Speech at the General Meeting

When shareholders or shareholder authorized representatives present at the meeting express their opinions, they must register them on the "Expression Registration Form" (in the prescribed format). In the registration form, shareholders need to clearly state the content of their questions or statements. The registration form will be forwarded to the chairman of the meeting for processing. When speaking, the content of the speech should be concise and consistent with the content of the meeting. The speaking time should not exceed 05 minutes. Shareholders shall not repeat the opinions expressed by other shareholders, and only opinions that are consistent with the content of the general meeting will be recorded in the minutes of the general meeting.

Article 12. Minutes of the General Assembly

12.1. The organization of the General Assembly shall be recorded in the minutes. The Chairman and Secretary of the General Assembly shall be responsible for the accuracy and authenticity of the minutes of the General Assembly.

12.2. The minutes of the General Assembly must be published before the General Assembly and approved by the General Assembly before the closing of the General Assembly;

12.3. The minutes of the General Assembly, the minutes of the shareholder qualification verification meeting, the minutes of the vote counting meeting and other documents recording the results of the General Assembly shall be kept in the company's board of directors.

12.4. The minutes of the General Assembly are the basis for issuing the resolutions of the General Assembly.

Article 13. Resolutions of the General Assembly

Based on the results of the General Assembly, the Chairman shall prepare resolutions of the General Assembly on issues approved by the General Assembly. Resolutions of the General Assembly shall be read out at the General Assembly, voted on and approved by shareholders, and published on the company's website.

Article 14. Validity of these Regulations

14.1. These Regulations shall take effect after being approved by the General Assembly;

14.2. The General Assembly shall decide to amend or supplement these Regulations.

Recipients:

- Shareholders of the Company;
- Posted on the Website;
- Saved by the Board of Directors.

ON BEHALF OF THE BOARD OF DIRECTORS

CHAIRMAN *Thg*



CAO TRUONG THU