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QUANG NAM MINERAL INDUSTRY CORPORATION
(Incorporated in the Socialist Republic of Vietnam)

**AUDITED CONSOLIDATED
FINANCIAL STATEMENTS**

For the year ended 31 December 2025



QUANG NAM MINERAL INDUSTRY CORPORATION

Ha Lam - Cho Duoc Industrial Cluster, Thang Binh Commune,
Da Nang City, Vietnam

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QUANG NAM MINERAL INDUSTRY CORPORATION

Ha Lam - Cho Duoc Industrial Cluster, Thang Binh Commune,
Da Nang City, Vietnam

STATEMENT OF THE BOARD OF MANAGEMENT

The Board of Management of Quang Nam Mineral Industry Corporation (the "Company") presents this report together with the Company's consolidated financial statements for the year ended 31 December 2025.

THE BOARDS OF DIRECTORS AND MANAGEMENT

The members of the Boards of Directors and Management of the Company during the year and to the date of this report are as follows:

Board of Directors

Ms. Le Thi Thu Huong	Chairwoman
Mr. Pham Ngoc An	Member
Mr. Nguyen The Lam	Member
Mr. Nguyen Anh Nguyen	Member
Mr. Ngo Phuong Chi	Member (appointed on 23 May 2025)
Mr. Nguyen Van Viet	Member (resigned on 23 May 2025)

Board of Management

Mr. Pham Ngoc An	General Director
Mr. Tran Thanh Son	Deputy General Director

BOARD OF MANAGEMENT'S STATEMENT OF RESPONSIBILITY

The Board of Management of the Company is responsible for preparing the consolidated financial statements, which give a true and fair view of the consolidated financial position of the Company as at 31 December 2025, and its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to consolidated financial reporting. In preparing these consolidated financial statements, the Board of Management is required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent;
- state whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the consolidated financial statements;
- prepare the consolidated financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business; and
- design and implement an effective internal control system for the purpose of properly preparing and presenting the consolidated financial statements so as to minimize errors and frauds.

The Board of Management is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the consolidated financial position of the Company and that the consolidated financial statements comply with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to consolidated financial reporting. The Board of Management is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of frauds and other irregularities.

The Board of Management confirms that the Company has complied with the above requirements in preparing these consolidated financial statements.

STATEMENT OF THE BOARD OF MANAGEMENT (Continued)

APPROVAL FOR CONSOLIDATED FINANCIAL STATEMENTS

The Board of Management approved the accompanying consolidated financial statements, which present fairly, in all material respects, the consolidated financial position of the Company as at 31 December 2025, and its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to consolidated financial reporting.

For and on behalf of the Board of Directors and Management,



Pham Ngoc An
Member of the Board of Management
General Director

27 March 2026

No. 0858 /VN1A-HN-BC

INDEPENDENT AUDITORS' REPORT

**To: The Shareholders
The Board of Directors and Board of Management
Quang Nam Mineral Industry Corporation**

We have audited the accompanying consolidated financial statements of Quang Nam Mineral Industry Corporation (the "Company"), prepared on 27 March 2026 as set out from page 05 to page 36, which comprise the consolidated balance sheet as at 31 December 2025, the consolidated statement of income and consolidated statement of cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to consolidated financial reporting and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the Company's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Board of Management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

INDEPENDENT AUDITORS' REPORT (Continued)

Opinion

In our opinion, the consolidated financial statements present fairly, in all material respects the consolidated financial position of the Company as at 31 December 2025, and its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to consolidated financial reporting.



Hoang Lan Huong

Audit Partner

Audit Practising Registration Certificate

No. 0898-2023-001-1

Vu Van Hung

Auditor

Audit Practising Registration Certificate

No. 5070-2024-001-1

DELOITTE VIETNAM AUDIT COMPANY LIMITED

27 March 2026

Hanoi, S.R. Vietnam

CONSOLIDATED BALANCE SHEET

As at 31 December 2025

Unit: VND

ASSETS	Codes	Notes	Closing balance	Opening balance
A. CURRENT ASSETS	100		41,397,380,580	53,946,378,651
I. Cash and cash equivalents	110	5	6,200,849,956	2,843,387,751
1. Cash	111		5,282,966,221	1,943,387,751
2. Cash equivalents	112		917,883,735	900,000,000
II. Short-term financial investments	120	6	3,002,908,322	2,770,000,000
1. Held-to-maturity investments	123		3,002,908,322	2,770,000,000
III. Short-term receivables	130		27,658,737,886	42,565,156,121
1. Short-term trade receivables	131	7	21,266,096,307	36,870,456,308
2. Short-term advances to suppliers	132	8	5,433,740,055	5,904,659,591
3. Other short-term receivables	136	9	4,154,181,844	3,114,972,361
4. Provision for short-term doubtful debts	137	10	(3,195,280,320)	(3,324,932,139)
IV. Inventories	140	11	3,752,209,801	3,053,417,699
1. Inventories	141		4,750,774,695	4,153,016,496
2. Provision for devaluation of inventories	149		(998,564,894)	(1,099,598,797)
V. Other short-term assets	150		782,674,615	2,714,417,080
1. Short-term prepayments	151	12	265,810,643	1,291,536,594
2. Value-added tax deductibles	152		3,097,788	2,240,000
3. Taxes and other receivables from the State budget	153	13	513,766,184	1,420,640,486

The accompanying notes are an integral part of these consolidated financial statements.

CONSOLIDATED BALANCE SHEET (Continued)

As at 31 December 2025

Unit: VND

ASSETS	Codes	Notes	Closing balance	Opening balance
B. NON-CURRENT ASSETS	200		109,612,876,158	120,427,144,819
I. Long-term receivables	210		42,717,794,433	47,706,789,300
1. Other long-term receivables	216	9	42,717,794,433	47,706,789,300
II. Fixed assets	220		52,409,425,889	59,641,909,305
1. Tangible fixed assets	221	14	30,185,524,180	34,266,593,516
- Cost	222		107,567,252,289	107,144,392,748
- Accumulated depreciation	223		(77,381,728,109)	(72,877,799,232)
2. Finance lease assets	224	15	22,223,901,709	25,375,315,789
- Cost	225		30,174,863,075	30,174,863,075
- Accumulated depreciation	226		(7,950,961,366)	(4,799,547,286)
3. Intangible assets	227		-	-
- Cost	228		652,427,974	652,427,974
- Accumulated amortisation	229		(652,427,974)	(652,427,974)
III. Long-term assets in progress	240		6,352,102,655	4,020,040,395
1. Construction in progress	242	16	6,352,102,655	4,020,040,395
IV. Long-term financial investments	250	6	-	-
1. Equity investments in other entities	253		1,568,600,000	1,568,600,000
2. Provision for impairment of long-term financial investments	254		(1,568,600,000)	(1,568,600,000)
V. Other long-term assets	260		8,133,553,181	9,058,405,819
1. Long-term prepayments	261	12	8,117,431,181	9,042,283,819
2. Other long-term assets	268		16,122,000	16,122,000
TOTAL ASSETS (270=100+200)	270		151,010,256,738	174,373,523,470

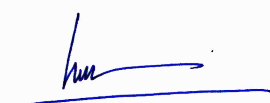
The accompanying notes are an integral part of these consolidated financial statements.

CONSOLIDATED BALANCE SHEET (Continued)

As at 31 December 2025

Unit: VND

RESOURCES	Codes	Notes	Closing balance	Opening balance
C. LIABILITIES	300		57,791,951,418	82,511,640,592
I. Current liabilities	310		46,712,453,205	76,889,520,266
1. Short-term trade payables	311	17	15,311,984,759	10,367,506,498
2. Short-term advances from customers	312		78,940,660	62,087,850
3. Taxes and amounts payable to the State budget	313	13	1,595,983,477	9,649,169,474
4. Payables to employees	314		2,263,502,996	2,081,788,402
5. Short-term accrued expenses	315	18	3,271,931,063	12,930,944,061
6. Other current payables	319		550,192,597	610,612,702
7. Short-term loans and obligations under finance leases	320	20	23,537,377,808	40,749,471,996
8. Short-term provisions	321	19	102,539,845	437,939,283
II. Long-term liabilities	330		11,079,498,213	5,622,120,326
1. Long-term loans and obligations under finance leases	338	21	9,297,500,000	3,977,997,599
2. Deferred tax liabilities	341	32	1,781,998,213	1,644,122,727
D. EQUITY	400		93,218,305,320	91,861,882,878
I. Owner's equity	410	22	93,218,305,320	91,861,882,878
1. Owner's contributed capital	411		85,777,700,000	55,449,460,000
- Ordinary shares carrying voting rights	411a		85,777,700,000	55,449,460,000
2. Share premium	412		(110,000,000)	-
3. Treasury shares	415		(413,094,230)	(413,094,230)
4. Other reserves	420		401,117,136	401,117,136
5. Retained earnings	421		6,343,419,914	35,205,237,472
- Retained earnings accumulated to the prior year end	421a		4,876,997,472	24,770,654,372
- Retained earnings of the current year	421b		1,466,422,442	10,434,583,100
6. Construction investment fund	422		1,219,162,500	1,219,162,500
TOTAL RESOURCES (440=300+400)	440		151,010,256,738	174,373,523,470


Trương Thao Nguyễn
Preparer

Phan Minh Tuấn
Chief AccountantPhạm Ngọc An
General Director

27 March 2026

The accompanying notes are an integral part of these consolidated financial statements.

CONSOLIDATED INCOME STATEMENT

For the year ended 31 December 2025

Unit: VND

ITEMS	Codes	Notes	Current year	Prior year
1. Gross revenue from goods sold and services rendered	01	25	189,417,399,256	230,404,048,106
2. Net revenue from goods sold and services rendered (10=01)	10		189,417,399,256	230,404,048,106
3. Cost of sales	11	26	164,403,118,813	183,598,270,318
4. Gross profit from goods sold and services rendered (20=10-11)	20		25,014,280,443	46,805,777,788
5. Financial income	21	28	1,765,292,458	1,433,733,037
6. Financial expenses	22	29	3,384,338,684	3,606,867,043
- In which: Interest expense	23		3,384,338,684	3,603,347,043
7. Selling expenses	25	30	-	3,583,510,795
8. General and administration expenses	26	30	19,923,446,508	23,242,844,338
9. Operating profit (30=20+(21-22)-(25+26))	30		3,471,787,709	17,806,288,649
10. Other income	31		107,370,238	24,364,559
11. Other expenses	32	31	1,251,469,364	847,181,953
12. Losses from other activities (40=31-32)	40		(1,144,099,126)	(822,817,394)
13. Accounting profit before tax (50=30+40)	50		2,327,688,583	16,983,471,255
14. Current corporate income tax expense	51	32	723,390,655	6,007,219,601
15. Deferred corporate tax expense	52	32	137,875,486	541,668,554
16. Net profit after corporate income tax (60=50-51-52)	60		1,466,422,442	10,434,583,100
17. Basic earnings per share	70	33	172	1,221


 Trương Thao Nguyễn
Preparer


 Phan Minh Tuan
Chief Accountant


 Phạm Ngọc An
General Director

27 March 2026

The accompanying notes are an integral part of these consolidated financial statements.

CONSOLIDATED CASH FLOW STATEMENT

For the year ended 31 December 2025

Unit: VND

ITEMS	Codes	Current year	Prior year
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1. <i>Profit before tax</i>	01	2,327,688,583	16,983,471,255
2. <i>Adjustments for:</i>			
Depreciation and amortisation of fixed assets	02	7,655,342,957	7,489,217,501
Provisions	03	(566,085,160)	1,163,644,987
Gain from investing activities	05	(1,754,579,222)	(1,390,088,188)
Interest expense	06	3,384,338,684	3,603,347,043
3. <i>Operating profit before movements in working capital</i>	08	11,046,705,842	27,849,592,598
Changes in receivables	09	20,513,682,722	(18,039,558,261)
Changes in inventories	10	(597,758,199)	2,534,773,654
Changes in payables (excluding accrued loan interest and corporate income tax payable)	11	(6,753,433,964)	3,035,073,371
Changes in prepaid expenses	12	1,100,413,100	137,532,705
Interest paid	14	(3,363,258,554)	(3,607,326,310)
Corporate income tax paid	15	(6,730,610,256)	(4,324,342,136)
<i>Net cash generated by operating activities</i>	20	15,215,740,691	7,585,745,621
II. CASH FLOWS FROM INVESTING ACTIVITIES			
1. Acquisition and construction of fixed assets and other long-term assets	21	(1,904,756,312)	(1,381,084,336)
2. Cash recovered from lending, selling debt instruments of other entities	24	-	2,130,000,000
3. Interest earned, dividends and profits received	27	1,932,136,268	140,210,480
<i>Net cash generated by investing activities</i>	30	27,379,956	889,126,144

The accompanying notes are an integral part of these consolidated financial statements.

CONSOLIDATED CASH FLOW STATEMENT (Continued)*For the year ended 31 December 20255*

Unit: VND

ITEMS	Codes	Current year	Prior year
III. CASH FLOWS FROM FINANCING ACTIVITIES			
1. Proceeds from borrowings	33	112,904,266,621	92,696,813,288
2. Repayment of borrowings	34	(119,387,961,701)	(93,326,782,958)
3. Repayment of obligations under finance leases	35	(5,408,896,707)	(5,797,903,535)
Net cash (used in) financing activities	40	(11,892,591,787)	(6,427,873,205)
 Net increase in cash (50=20+30+40)	50	3,350,528,860	2,046,998,560
 Cash and cash equivalents at the beginning of the year	60	2,843,387,751	796,389,191
 Effects of changes in foreign exchange rates	61	6,933,345	-
 Cash and cash equivalents at the end of the year (70=50+60+61)	70	6,200,849,956	2,843,387,751



Trương Thao Nguyễn
Preparer



Phan Minh Tuấn
Chief Accountant



Phạm Ngọc An
General Director

27 March 2026

The accompanying notes are an integral part of these consolidated financial statements.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

These notes are an integral part of and should be read in conjunction with the accompanying consolidated financial statements.

1. GENERAL INFORMATION**Structure of ownership**

Quang Nam Mineral Industry Corporation (hereinafter referred to as the "Company") was established on the basis of equitization of State-owned enterprises (Mien Trung Industrial Company, formerly known as Quang Nam - Da Nang Industrial Sand and Export Enterprise, established in 1984) under Decision No. 5078/QD-UB dated 9 December 2004 of the Provincial People's Committee of Quang Nam Province.

The Company operates under Enterprise Registration Certificate No. 4000100139 issued by the Department of Planning and Investment of Quang Nam Province for the first time on 25 May 2005 and as amended, with the latest amendment (the 15th) dated 30 September 2025.

Pursuant to Decision No. 78/QD-BTNMT dated 10 January 2024 on the amendment of the mineral mining license relating to Huong An white sand mine, the Company is required to report to the competent authorities for the adjustment to the project implementation period in accordance with prevailing regulations. Mining activities conducted after 28 July 2025 may only be carried out upon completion of the adjustment to the project implementation period. As at the issuance date of these consolidated financial statements, the Company is working with the relevant authorities to complete the required adjustment to the project implementation period as stipulated under the above-mentioned Decision.

The Company's shares were officially listed on the Hanoi Stock Exchange ("HNX") starting from 19 March 2025 with stock code MIC.

The Company's headquarters and factory are located in Ha Lam – Cho Duoc Industrial Cluster, Thang Binh Commune, Da Nang City.

The total number of employees of the Company as at 31 December 2025 is 96 (as at 31 December 2024: 97).

Principal activities

The Company's main activities are mining, processing, trading minerals and providing transportation services.

Normal production and business cycle

The Company's normal production and business cycle is carried out for a time period of 12 months or less.

The Company's structure

As at 31 December 2025, the Company has 01 subsidiary as follow:

Name	Place of incorporation and operation	Proportion of ownership interest (%)	Proportion of voting power held (%)	Principal activity
Dai Loc Feldspar Company Limited	Quang Nam Province	100	100	Mineral mining

Disclosure of information comparability in the consolidated financial statements

Comparative figures are the figures of the audited consolidated financial statements for the year ended 31 December 2024.

2. ACCOUNTING CONVENTION AND FINANCIAL YEAR

Accounting convention

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

The accompanying consolidated financial statements are prepared on consolidation of the Company's separate financial statements and its subsidiary's financial statements.

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

Financial year

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

3. NEW ACCOUNTING GUIDANCE IN ISSUE

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC ("Circular 99") guiding the application of accounting regime for enterprises. Circular 99 is effective from 01 January 2026 and applicable for financial years beginning on or after 01 January 2026. This Circular will supersede the following regulations:

- Circular No. 200/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance ("Circular 200") providing guidance on the corporate accounting regime (except for contents relating to accounting guidance for the equitization of State-owned enterprises;
- Circular No. 75/2015/TT-BTC dated 18 May 2015 of the Ministry of Finance on amendments to Article 128 of Circular 200;
- Circular No. 53/2016/TT-BTC dated 21 March 2016 of the Ministry of Finance amending and adding some articles of Circular 200, and
- Circular No. 195/2012/TT-BTC dated 15 November 2012 of the Ministry of Finance providing accounting guidance for investors.

The Board of Management is considering the extent of impact of the adoption of Circular 99 on the Company's financial statements for future accounting periods, beginning on or after 01 January 2026.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies, which have been adopted by the Company in the preparation of these consolidated financial statements, are as follows:

Estimates

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

Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Company and enterprises controlled by the Company (its subsidiaries) up to 31 December each year. Control is achieved where the Company has the power to govern the financial and operating policies of an investee enterprise so as to obtain benefits from its activities.

The results of subsidiaries acquired or disposed of during the year are included in the consolidated income statement from the effective date of acquisition or up to the effective date of disposal, as appropriate.

Where necessary, adjustments are made to the financial statements of subsidiaries to bring the accounting policies used in line with those used by the Company.

Intragroup transactions and balances are eliminated in full on consolidation.

Cash and cash equivalents

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

Financial investments

Held to maturity investments

Held-to-maturity investments comprise investments that the Company has the positive intent or ability to hold to maturity, including term deposits.

Equity investments in other entities

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

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

Receivables

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

Provision for doubtful debts is made for receivables that are overdue, or when the debtor is in dissolution, in bankruptcy, or is experiencing similar difficulties and so may be unable to repay the debt as assessed by the Board of Management.

Inventories

The Company applies perpetual method to account for inventories. Inventories are stated at the lower of cost and net realisable value. Cost comprises direct materials and where applicable, direct labour costs and those overheads (primarily taxes, fees and contributions related to sand exploitation) that have been incurred in bringing the inventories to their present location and condition. For merchandise, cost comprises cost of purchases and other directly attributable expenses. Cost is calculated using the weighted average method. Net realisable value represents the estimated selling price less all estimated costs to completion and costs to be incurred in marketing, selling and distribution.

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

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less accumulated depreciation.

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

The costs of self-constructed or manufactured assets are the actual construction or manufacturing cost plus installation and test running costs.

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

	Years
Buildings and structures	05 - 30
Machinery and equipment	02 - 25
Motor vehicles	02 - 10
Office equipment	03 - 10

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

Leasing

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

The Company as lessee

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

Leases where substantially all the rewards and risks of ownership of assets remain with the leasing company are accounted for as operating leases. Rentals payable under operating leases are charged to the consolidated income statement on a straight-line basis over the term of the relevant lease. Benefits received and receivable as an incentive to enter into an operating lease are also spread on a straight-line basis over the lease term.

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

	Years
Machinery and equipment	03 - 10

Construction in progress

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

Prepayments

Prepayments are expenses which have already been paid for but relate to results of operations of multiple accounting periods, including costs of tools, supplies issued for consumption, mining license fee and other prepayments.

Mining license fee comprise expenses incurred to obtain the mineral quarrying license and shall be allocated to the consolidated income statement according to the straight-line method over the duration the mineral quarrying rights are in effect.

Other types of prepayments comprise overhaul expenses costs, small tools, supplies and spare parts issued for consumption and other prepayments which are expected to provide future economic benefits to the Company. These expenditures have been capitalised as prepayments and are allocated to the consolidated income statement using the straight-line method in accordance with the current prevailing accounting regulations.

Payable provisions

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

Revenue recognition

Sales revenue

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

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

Sales of services

Revenue from sand transportation services is recognized upon completion of the transportation service.

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

- (a) the amount of revenue can be measured reliably;
- (b) it is probable that the economic benefits associated with the transaction will flow to the Company;
- (c) the percentage of completion of the transaction at the consolidated balance sheet date can be measured reliably; and
- (d) the costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Interest on deposits

Interest income is accrued on a time basis, by reference to the principal outstanding and at the applicable interest rate.

Foreign currencies

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

Borrowing costs

Borrowing costs are recognised in the consolidated income statement in the year when incurred.

Taxation

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

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

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

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

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

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

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

5. CASH AND CASH EQUIVALENTS

	Closing balance VND	Opening balance VND
Cash on hand	2,811,640	79,756,544
Cash at bank	5,280,154,581	1,863,631,207
Cash equivalents (i)	917,883,735	900,000,000
	6,200,849,956	2,843,387,751

- (i) Represents term deposit at Joint Stock Commercial Bank for Investment and Development of Vietnam - Quang Nam Branch with the original term of 1 month, earning interest at the rate of 2.1%/annum (as at 31 December 2024: 2.9%/annum). As at 31 December 2025 and 31 December 2024, the entire balance of this term deposit has been pledged to secure the Company's loans at this Bank (see Note 20).

6. FINANCIAL INVESTMENTS

6.1. HELD-TO-MATURITY INVESTMENTS

	Closing balance	Opening balance
	VND	VND
Term deposits (i)	3,002,908,322	2,770,000,000
	3,002,908,322	2,770,000,000

- (i) Represents term deposits with original terms ranging from 6 months to 12 months at Joint Stock Commercial Bank for Investment and Development of Vietnam - Quang Nam Branch earning interest at rates from 2.9%-4.2% per annum (as at 31 December 2024: 4.4%-4.9% per annum). As at 31 December 2025, the entire balance of these term deposits has been pledged to secure the Company's loans at this Bank (see Note 20).

6.2. EQUITY INVESTMENTS IN OTHER ENTITIES

	Closing balance		Opening balance	
	VND		VND	
	Cost	Provision	Cost	Provision
Bong Mieu Gold Mining Company Limited	1,568,600,000	(1,568,600,000)	1,568,600,000	(1,568,600,000)
	1,568,600,000	(1,568,600,000)	1,568,600,000	(1,568,600,000)

The Company has not assessed fair value of its financial investments as at the consolidated balance sheet date since there is no comprehensive guidance of relevant prevailing regulations on determination of fair value of financial investment into unlisted entities.

The operation status of the financial investment is as follows:

	Current year	Prior year
	VND	VND
Investments in other entities		
Bong Mieu Gold Mining Company Limited	Ceased operation	Ceased operation

7. SHORT-TERM TRADE RECEIVABLES

	Closing balance	Opening balance
	VND	VND
Hai Tien Thanh Investment Construction Company Limited	10,775,516,000	9,072,525,650
Hoang Tiep Vietnam Company Limited	5,056,584,917	6,528,592,350
San Miguel Yamamura Hai Phong Glass Company Limited	2,756,176,850	-
Vietnam Float Glass Company Limited	1,070,118,400	2,224,185,600
VP SILICA Joint Stock Company	-	15,526,266,143
Others	1,607,700,140	3,518,886,565
	21,266,096,307	36,870,456,308
In which: Receivables from related parties (Details stated in Note 34)	5,056,584,917	22,054,858,493

As at 31 December 2025 and 31 December 2024, short-term trade receivables were used to secure the Company's loan at Joint Stock Commercial Bank for Investment and Development of Vietnam - Quang Nam Branch (see Note 20).

8. SHORT-TERM ADVANCES TO SUPPLIERS

	<u>Closing balance</u>	<u>Opening balance</u>
	VND	VND
Hoang Tiep Vietnam Company Limited	5,140,000,000	5,140,000,000
Others	293,740,055	764,659,591
	<u>5,433,740,055</u>	<u>5,904,659,591</u>
In which: Advances to related parties (Details stated in Note 34)	5,140,000,000	5,140,000,000

9. OTHER RECEIVABLES

	<u>Closing balance</u>	<u>Opening balance</u>
	VND	VND
a. Current		
Advances to employees	2,941,689,648	1,683,235,642
Others	1,212,492,196	1,431,736,719
	<u>4,154,181,844</u>	<u>3,114,972,361</u>
b. Non-current		
Deposits (i)	40,132,419,784	44,792,568,077
Deposits interest receivables	2,585,374,649	2,914,221,223
	<u>42,717,794,433</u>	<u>47,706,789,300</u>

- (i) Deposits mainly include deposit amount for environmental renovation and restoration during mineral mining. As at 31 December 2025 the balance of the deposit is VND 36,366,087,670 (as at 31 December 2024: VND 41,026,235,963).

10. BAD DEBTS

	<u>Closing balance</u>		<u>Opening balance</u>	
	VND		VND	
	Cost	Recoverable amount	Cost	Recoverable amount
Sai Gon Dai Loi Joint Stock Company	703,411,950	-	703,411,950	-
Viet Cuong Trading and Technic Joint Stock Company	333,760,000	-	333,760,000	-
Others	2,158,108,370	-	2,289,607,984	1,847,795
	<u>3,195,280,320</u>	<u>-</u>	<u>3,326,779,934</u>	<u>1,847,795</u>
Provisions	<u>3,195,280,320</u>	<u>-</u>	<u>3,324,932,139</u>	<u>-</u>

Recoverable amounts of bad debts were calculated at original cost of the debts less the value of the provisions made.

11. INVENTORIES

	Closing balance		Opening balance	
	VND		VND	
	Cost	Provision	Cost	Provision
Raw materials	1,387,483,039	(222,059,200)	441,886,677	(222,059,200)
Tools and supplies	1,829,943,787	-	838,069,832	-
Work in progress	544,686,911	(544,686,911)	544,686,911	(544,686,911)
Finished goods	988,660,958	(231,818,783)	2,328,373,076	(332,852,686)
	4,750,774,695	(998,564,894)	4,153,016,496	(1,099,598,797)

On 31 December 2025 and 31 December 2024, all inventories were used to secure the Company's loan at Joint Stock Commercial Bank for Investment and Development of Vietnam - Quang Nam Branch (see Note 20).

12. PREPAYMENTS

	Closing balance	Opening balance
	VND	VND
a. Current		
Tools and dies issued for consumption	-	436,946,179
Others	265,810,643	854,590,415
	265,810,643	1,291,536,594
b. Non-current		
Mineral mining license and quarrying capacity enhancement fee (*)	4,756,604,406	4,422,891,978
Maintenance and repair costs	2,171,648,693	1,803,940,781
Others	1,189,178,082	2,815,451,060
	8,117,431,181	9,042,283,819

(*) Including prepayment relating to mineral mining license amounting to VND 1,779,237,576 as at 31 December 2025 (31 December 2024: VND 1,298,013,211). According to the Law on Geology and Minerals No. 54/2024/QH15, issued on 29 November 2024, came into effect on 01 July 2025, and Decree No. 193/2025/ND-CP, detailing articles and enforcement measures of the Law on Geology and Minerals, came into effect on 02 July 2025, the mineral mining license fees for the mines currently operated by the Company will be finalized for the first time in accordance with the provisions of this Law, determined based on the volume of minerals quarried up to 30 June 2025. As of the approval date of these consolidated financial statements, the Company is working with the competent authorities to complete the settlement in accordance with the above-mentioned regulations.

13. TAXES AND AMOUNTS RECEIVABLE FROM/PAYABLE TO THE STATE BUDGET

	Opening balance VND	Payable during the year VND	Paid/Offset during the year VND	Closing balance VND
a. Receivables				
Export and import duties	61,365,450	87,099,180	87,099,180	61,365,450
Personal income tax	8,152,586	8,152,586	-	-
Severance tax	-	-	443,496,324	443,496,324
Land tax	1,342,218,040	1,342,218,040	-	-
Others	8,904,410	-	-	8,904,410
	1,420,640,486	1,437,469,806	530,595,504	513,766,184
b. Payables				
Value-added tax	2,595,179,953	18,279,090,333	20,687,350,060	186,920,226
Corporate income tax	6,056,837,531	723,390,655	6,730,610,256	49,617,930
Personal income tax	24,898,721	121,581,034	129,029,882	17,449,873
Severance tax	858,831,693	15,825,952,006	16,684,783,699	-
Land tax	-	9,473,601,973	8,269,749,595	1,203,852,378
Others	113,421,576	5,246,661,128	5,221,939,634	138,143,070
	9,649,169,474	49,670,277,129	57,723,463,126	1,595,983,477

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14. INCREASES, DECREASES IN TANGIBLE FIXED ASSETS

	Buildings and structures	Machinery and equipment	Motor vehicles	Office equipment	Total
	VND	VND	VND	VND	VND
COST					
Opening balance	43,346,619,067	52,865,073,349	8,178,102,609	2,754,597,723	107,144,392,748
Additions	-	422,859,541	-	-	422,859,541
Closing balance	43,346,619,067	53,287,932,890	8,178,102,609	2,754,597,723	107,567,252,289
ACCUMULATED DEPRECIATION					
Opening balance	30,482,313,660	34,454,174,256	6,081,209,041	1,860,102,275	72,877,799,232
Charge for the year	1,692,300,711	2,346,743,833	314,577,408	150,306,925	4,503,928,877
Closing balance	32,174,614,371	36,800,918,089	6,395,786,449	2,010,409,200	77,381,728,109
NET BOOK VALUE					
Opening balance	12,864,305,407	18,410,899,093	2,096,893,568	894,495,448	34,266,593,516
Closing balance	11,172,004,696	16,487,014,801	1,782,316,160	744,188,523	30,185,524,180

As at 31 December 2025, the cost of the Company's tangible fixed assets includes VND 46,377,298,616 (31 December 2024: VND 43,768,014,602) of assets which have been fully depreciated but are still in use.

As at 31 December 2025, the Company has pledged a number of assets with the carrying amount of VND 15,099,178,077 (as at 31 December 2024: VND 16,927,345,065) to secure the Company's loans at banks (see Note 20 and 21).

There were some assets with carrying amount of VND 1,780,105,136 are temporarily not in use. (As at 31 December 2024: VND 2,043,496,736).

15. INCREASES, DECREASES IN FINANCE LEASE ASSETS

	Machinery and equipment VND
COST	
Opening balance	30,174,863,075
Closing balance	30,174,863,075
ACCUMULATED DEPRECIATION	
Opening balance	4,799,547,286
Charge for the year	3,151,414,080
Closing balance	7,950,961,366
NET BOOK VALUE	
Opening balance	25,375,315,789
Closing balance	22,223,901,709

16. CONSTRUCTION IN PROGRESS

	Closing balance VND	Opening balance VND
Mining capacity expansion project	2,657,773,037	2,775,739,704
Feldspar Processing Plant	1,244,300,691	1,244,300,691
Conveyor system	1,481,896,771	-
Others	968,132,156	-
	6,352,102,655	4,020,040,395

17. SHORT-TERM TRADE PAYABLES

	Closing balance VND	Opening balance VND
	Amount/Amount able to be paid off	Amount/Amount able to be paid off
VICO High Quality Silica Sand Limited Liability Company	8,585,626,390	-
Hung Dat Transportation Joint Stock Company	4,752,115,302	-
Logistics Portserco Joint Stock Company	803,683,975	5,355,001,654
Da Nang Port Joint Stock Company	309,540,885	1,633,819,179
Others	861,018,207	3,378,685,665
	15,311,984,759	10,367,506,498
In which: Trade payables to related parties (Details stated in Note 34)	-	282,058,064

18. SHORT-TERM ACCRUED EXPENSES

	<u>Closing balance</u>	<u>Opening balance</u>
	VND	VND
Contributions to local budget for infrastructure development (*)	3,091,741,990	10,950,197,300
Freight expenses	-	1,753,577,911
Others	180,189,073	227,168,850
	<u>3,271,931,063</u>	<u>12,930,944,061</u>

(*) Representing a provision recognized in relation to the Company's obligation relating to investment, upgrade, maintenance, and construction of technical infrastructure and environmental protection facilities, in accordance with prevailing regulations applicable to mineral quarrying entities. During 2025, the Company re-estimated this provision based on the contribution rates as prescribed by current regulatory guidance.

19. SHORT-TERM PROVISIONS

	<u>Closing balance</u>	<u>Opening balance</u>
	VND	VND
Environmental restoration costs for Area C, Thang Binh	102,539,845	437,939,283
	<u>102,539,845</u>	<u>437,939,283</u>

Movements of the provision during the year were as follow:

	<u>Current year</u>	<u>Prior year</u>
	VND	VND
Opening balance	437,939,283	2,183,166,691
Additional provision during the year	27,817,810,050	7,582,668,500
(Used) during the year	(28,153,209,488)	(9,327,895,908)
Closing balance	<u>102,539,845</u>	<u>437,939,283</u>

20. SHORT-TERM LOANS AND OBLIGATIONS UNDER FINANCE LEASES

	Opening balance		In the year	Closing balance
	VND		VND	VND
	Amount/ Amount able to be paid off	Increases	Decreases	Amount/ Amount able to be paid off
Short-term loans	34,750,575,289	101,704,266,621	118,797,961,708	17,656,880,202
Joint Stock Commercial Bank for Investment and Development of Vietnam - Quang Nam Branch (i)	34,750,575,289	65,701,084,458	98,027,561,872	2,424,097,875
Vietnam Asia Commercial Joint Stock Bank – Ha Dong Branch (ii)	-	36,003,182,163	20,770,399,836	15,232,782,327
Current portion of long-term loans (see Note 21)	5,998,896,707	5,880,497,606	5,998,896,707	5,880,497,606
Loans	590,000,000	2,795,000,000	590,000,000	2,795,000,000
Finance leases	5,408,896,707	3,085,497,606	5,408,896,707	3,085,497,606
	40,749,471,996	107,584,764,227	124,796,858,415	23,537,377,808

- (i) Represents short-term loan from Joint Stock Commercial Bank for Investment and Development of Vietnam – Quang Nam Branch ("BIDV Quang Nam") under the Credit Limit Contract No. 01/2024/586184/HDTD dated 28 November 2024 to finance working capital, guarantee, and open LC with a maximum credit limit of VND 35,000,000,000. The term of the Contract is 12 months from the contract signing date. The loan term of each loan is stated on each debt receipt. Applicable interest rate is determined at the time of disbursement according to the bank's periodic interest rate notice and recorded on each debt receipt. Interest is paid monthly on the 25th day.

The loan is secured by:

- The Company's term deposits with book value as at 31 December 2025 of VND 3,920,792,057 (as at 31 December 2024: VND 3,670,000,000) as presented in Note 05 and 06;
- The Company's tangible fixed assets with carrying amount of VND 12,546,371,654 as at 31 December 2025 (as at 31 December 2024: VND 13,997,873,210), as presented in Note 14;
- Short-term receivables and inventories with a minimum total value of VND 14,650,905,214 (as at 31 December 2024: VND 14,650,905,214) (See Note 7 and 11); and
- The Company's minerals quarrying rights in area C, Huong An white marine sand mine in Thang Binh commune, Da Nang city.

- (ii) This represents a short-term loan from Vietnam Asia Commercial Joint Stock Bank – Ha Dong Branch under Credit Line Agreement No. 520-018/25/HDTD dated 04 April 2025 for the purpose of supplementing working capital, providing guarantees, and opening letters of credit (LC), with a maximum revolving credit limit of VND 31,000,000,000. The credit line is granted for a term of 12 months from the signing date of the agreement. The loan term of each drawdown is specified in the respective debt acknowledgment note. The lending interest rate is determined at the time of each disbursement based on the bank's interest rate announcement applicable to each period and is stipulated in the respective debt acknowledgment note. Interest is payable on the 25th day of each month.

The loan is secured by 2,117,338 shares of Quang Nam Mineral Industry Joint Stock Company, which are listed on the Hanoi Stock Exchange (HNX), and owned by VP Silica Joint Stock Company.

21. LONG-TERM LOANS AND OBLIGATIONS UNDER FINANCE LEASES

	Opening balance		In the year	Closing balance
	VND		VND	VND
	Amount/ Amount able to be paid off	Increases	Decreases	Amount/ Amount able to be paid off
Long-term loans	1,482,500,000	11,200,000,000	590,000,000	12,092,500,000
Joint Stock Commercial Bank for Investment and Development of Vietnam - Quang Nam Branch (i)	1,482,500,000	-	590,000,000	892,500,000
Vietnam Asia Commercial Joint Stock Bank - Ha Dong Branch (ii)	-	11,200,000,000	-	11,200,000,000
Long-term finance lease	8,494,394,306	-	5,408,896,700	3,085,497,606
Chailease Vietnam International Leasing Company Limited - Hanoi Branch (iii)	8,494,394,306	-	5,408,896,700	3,085,497,606
	9,976,894,306	11,200,000,000	5,998,896,700	15,177,997,606

In which:

- Amount due for settlement within 12 months	5,998,896,707	5,880,497,606
- Amount due for settlement after 12 months	3,977,997,599	9,297,500,000

- (i) Represents long-term loan from Joint Stock Commercial Bank for Investment and Development of Vietnam - Quang Nam Branch under:
- Credit Contract No. 01/2021/586184/HDTD dated 22 July 2021 to finance the acquisition of Ford Everest Titanium 2.0L AT 4x2 with a total value of VND 700,000,000 and a loan term of 05 years from the first disbursement date. Applicable loan interest rate is 8% per annum from the date of disbursement to 30 June 2022, and from 1 July 2022 onwards, floating interest rate is applied and adjusted every 06 months. Interest rate is adjusted by 24-month deferred interest personal saving accounts interest rate + bank fees, at least 3% per annum. Applicable interest rate as at 31 December 2025 is 7.7% per annum. Interest is paid monthly on the 25th day. The loan is secured by fixed assets formed from the loan contract with carrying amount as at 31 December 2025 of VND 633,109,391 (as at 31 December 2024: VND 746,502,119) as presented in Note 14.
 - Credit Contract No. 01/2023/586184/HDTD dated 11 July 2023 to finance the acquisition of 2 LIUGONG wheel loaders with a total value of VND 1,800,000,000 and a loan term of 04 years from the first disbursement date. Applicable interest rate is 9% per annum from the date of disbursement to 30 June 2024, and from 1 July 2024 onwards, floating interest rate is applied and adjusted every 06 months. Interest rate is adjusted by 24-month deferred interest personal saving accounts interest rate + bank fees, at least 3.5% per annum. Applicable interest rate as at 31 December 2025 is 9% per annum. Interest is paid monthly on the 25th day. The loan is secured by fixed assets formed from the loan contract with carrying amount as at 31 December 2025 of VND 1,919,697,032 (31 December 2024: VND 2,182,969,736) as presented in Note 14.

- (ii) This represents a loan from Vietnam Asia Commercial Joint Stock Bank – Ha Dong Branch with a loan amount of VND 11,200,000,000, disbursed in a single drawdown under Debt Acknowledgement Note No. 520-135/25/HDTD/GNN-01 dated 16 December 2025, for the purpose of reimbursing the second environmental restoration deposit under Confirmation No. 21/XN-QBVM dated 23 April 2024 and the third deposit under Confirmation No. 19/XN-QBVM dated 21 February 2025. The loan term is 60 months, from 17 December 2025 to 16 December 2030. The interest rate as at 31 December 2025 is 10.42% per annum. The loan is repayable quarterly on the 25th day of the last month of each quarter, with principal repayments of VND 560,000,000 per installment. The first principal repayment date is 25 March 2026.

The loan is secured by 2,117,338 shares of Quang Nam Mineral Industry Joint Stock Company, which are listed on the Hanoi Stock Exchange (HNX), and owned by VP Silica Joint Stock Company.

- (iii) Represents finance lease liabilities from Chailease Vietnam International Leasing Company Limited - Hanoi Branch with the principal amounts of VND 10,718,977,264, VND 3,008,527,866 and VND 3,579,868,600 with terms of 3 years, 3 years, 4 years from the lease commencement date, respectively. Interest and principal are paid monthly on the 25th day. Applicable interest rate to the principal amounts of the finance lease as at 31 December 2025 ranged from 8.9% per annum to 10.85% per annum. As at 31 December 2025, the balances of finance lease liabilities are VND 2,084,245,590 VND 551,563,440 and VND 449,688,576 respectively.

Long-term loans are repayable as follows:

	Closing balance	Opening balance
	VND	VND
On demand or within one year	2,795,000,000	590,000,000
In the second year	2,577,500,000	520,000,000
In the third to fifth year inclusive	6,720,000,000	372,500,000
	12,092,500,000	1,482,500,000
Less: Amount due for settlement within 12 months	(2,795,000,000)	(590,000,000)
Amount due for settlement after 12 months	9,297,500,000	892,500,000

Other long-term obligations under finance lease are repayable as follows:

	Closing balance	Opening balance
	VND	VND
On demand or within one year	3,085,497,606	5,408,896,707
In the second year	-	3,085,497,599
In the third to fifth year inclusive	-	-
	3,085,497,606	8,494,394,306
Less: Amount due for settlement within 12 months	(3,085,497,606)	(5,408,896,707)
Amount due for settlement after 12 months	-	3,085,497,599

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22. OWNERS' EQUITY

Movement in owners' equity

	Owner's contributed capital	Share premium	Treasury shares	Other owner's capital	Retained earnings	Construction investment fund	Total
	VND	VND	VND	VND	VND	VND	VND
Prior year's opening balance	55,449,460,000	-	(413,094,230)	401,117,136	24,770,654,372	1,219,162,500	81,427,299,778
Profit for the year	-	-	-	-	10,434,583,100	-	10,434,583,100
Current year's opening balance	55,449,460,000	-	(413,094,230)	401,117,136	35,205,237,472	1,219,162,500	91,861,882,878
Stock dividends (i)	30,328,240,000	(110,000,000)	-	-	(30,328,240,000)	-	-
Profit for the year	-	-	-	-	1,466,422,442	-	1,466,422,442
Current year's closing balance	85,777,700,000	(110,000,000)	(413,094,230)	401,117,136	6,343,419,914	1,219,162,500	93,218,305,320

- (i) According to Resolution of the Annual General Meeting of Shareholders No. 01/NQ/DHDCD dated 23 May 2025 and the Resolution of the Board of Directors No. 12/NQ2025-HQQT dated 11 August 2025 approving the results of the share issuance for the 2024 dividend payment at a ratio of 100:55, the number of shares issued as stock dividends was 3,032,824 shares, as a result of this issuance, the Company's total number of shares outstanding amounts to 8,577,770 shares, corresponding to a charter capital of VND 85,777,700,000. The Company completed the stock dividend distribution on 05 August 2025.

Charter capital

According to the 15th Amendment to Enterprise Registration Certificate (the latest) dated 30 September 2025 issued by the Da Nang City Department of Finance, the Company's charter capital is VND 85,777,700,000. As at 31 December 2025, the Company's charter capital has been fully contributed by shareholders as follows:

	Contributed capital			
	Closing balance		Opening balance	
	VND	%	VND	%
Viet Phuong Investment Group Joint Stock Company	21,968,610,000	25.61	14,173,300,000	25.56
VP SILICA Joint Stock Company	21,173,380,000	24.68	13,660,250,000	24.64
Mr. Nguyen Ba Phong	9,096,950,000	10.61	5,869,000,000	10.58
Mr. Le Tuan Diep	5,314,250,000	6.20	3,428,550,000	6.18
Other shareholders	27,921,260,000	32.55	18,015,110,000	32.49
	85,474,450,000	99.65	55,146,210,000	99.45
Treasury shares	303,250,000	0.35	303,250,000	0.55
Total	85,777,700,000	100.00	55,449,460,000	100.00

Shares

	<u>Closing balance</u> Shares	<u>Opening balance</u> Shares
Number of shares issued to the public	8,577,770	5,544,946
<i>Ordinary shares</i>	8,577,770	5,544,946
Number of treasury shares	(30,325)	(30,325)
<i>Ordinary shares</i>	(30,325)	(30,325)
Number of outstanding shares in circulation	8,547,445	5,514,621
<i>Ordinary shares</i>	8,547,445	5,514,621

A common share has par value of VND 10,000/share.

23. OFF BALANCE SHEET ITEMS

Foreign currencies

	<u>Closing balance</u>	<u>Opening balance</u>
US Dollar (USD)	1,053.17	1,271.38

Operating lease assets

	<u>Closing balance</u> VND	<u>Opening balance</u> VND
Within one year	326,167,204	1,915,733,058
In the second to fifth year inclusive	1,112,668,816	1,112,668,816
After five years	8,377,995,597	8,516,643,057
	<u>9,816,831,617</u>	<u>11,545,044,931</u>

Operating leases represent the total amount of land rental of the Company under lease agreements effective from 1995 to 2067.

24. BUSINESS AND GEOGRAPHICAL SEGMENTS

Business segments

During the year, the Company's principal production and business activities were mining, processing, trading and transportation of sand and sand-based products. The Company has no other material production and business activities. Therefore, no report by business segments needs to be presented. Revenue and cost of sales by lines of product/service are presented in Notes 25 and 26.

Geographical segments

The Company's production and business activities in 2025 were conducted exclusively within the territory of Vietnam. In 2024, the Company carried out production and business activities in Vietnam, South Korea, and Thailand. However, there were no geographically significant operating segments outside Vietnam during 2024. Accordingly, the Company did not prepare geographical segment reporting.

25. REVENUE OF GOODS SOLD AND SERVICES RENDERED

	Current year VND	Prior year VND
Revenue from domestic sales	142,528,199,173	151,967,260,814
- Revenue from sales of processed white sand	141,671,298,811	149,772,741,361
- Revenue from sales of silica powder	616,464,000	2,016,774,000
- Revenue from sales of dried white sand	240,436,362	177,745,453
Revenue from export sales	-	18,122,967,577
- Revenue from sales of processed white sand	-	18,122,967,577
Revenue from sand-shipping service and others	46,889,200,083	60,313,819,715
	189,417,399,256	230,404,048,106
In which: Sales to related parties (Details stated in Note 34)	118,331,258,834	143,555,460,513

26. COST OF SALES

	Current year VND	Prior year VND
Cost of domestic goods sold	120,841,951,154	115,506,350,326
- Cost of processed white sand sold	120,005,258,098	112,980,432,832
- Cost of silica powder sold	616,464,000	2,410,146,843
- Cost of dried white sand sold	220,229,056	115,770,651
Cost of export goods sold	-	8,138,964,242
- Cost of processed white sand sold	-	8,138,964,242
Cost of sand-shipping services and other services rendered	43,662,201,562	58,853,356,953
Provision for inventory devaluation	(101,033,903)	1,099,598,797
	164,403,118,813	183,598,270,318

27. PRODUCTION COST BY NATURE

	Current year VND	Prior year VND
Raw materials and consumables	7,185,592,796	15,683,553,186
Labor	16,365,463,458	19,647,528,484
Depreciation and amortisation	7,391,951,357	7,225,825,901
Out-sourced services	89,362,851,639	111,915,338,087
(Reversal)/ Provisions of provisions	(230,685,722)	2,908,872,395
Others	26,583,480,376	21,362,127,222
	146,658,653,904	178,743,245,275

28. FINANCIAL INCOME

	Current year	Prior year
	VND	VND
Interest from bank deposits, deposits	1,758,359,113	1,391,791,637
Foreign exchange gain	6,933,345	41,941,400
	1,765,292,458	1,433,733,037

29. FINANCIAL EXPENSES

	Current year	Prior year
	VND	VND
Interest expense	3,384,338,684	3,603,347,043
Other financial expenses	-	3,520,000
	3,384,338,684	3,606,867,043

30. SELLING EXPENSES AND GENERAL AND ADMINISTRATION EXPENSES

	Current year	Prior year
	VND	VND
General and administration expenses		
Labour	7,680,606,011	8,174,075,433
Depreciation and amortisation	395,795,809	457,378,675
Out-sourced services	3,386,415,077	3,662,329,011
Provisions	(129,651,819)	1,809,273,598
Others	8,590,281,430	9,139,787,621
	19,923,446,508	23,242,844,338
Selling expenses		
Shipping and handling expenses	-	3,498,310,795
Others	-	85,200,000
	-	3,583,510,795

31. OTHER EXPENSES

	Current year	Prior year
	VND	VND
Penalties for late payment of taxes and social insurance	987,800,190	557,289,611
Depreciation and amortisation	263,391,600	263,391,600
Others	277,574	26,500,742
	1,251,469,364	847,181,953

32. CURRENT CORPORATE INCOME TAX EXPENSE/DEFERRED TAX LIABILITIES

	Current year	Prior year
	VND	VND
Current corporate income tax expense		
Corporate income tax expense based on taxable profit in the current year	723,390,655	6,007,219,601
Deferred corporate income tax expense	137,875,486	541,668,554
Total current corporate income tax expense	861,266,141	6,548,888,155

Details of deferred tax liabilities are as follows:

	Closing balance	Opening balance
	VND	VND
Deferred tax liabilities arising from consolidation	1,781,998,213	1,644,122,727
	1,781,998,213	1,644,122,727

33. BASIC EARNINGS PER SHARE

	Current year	Prior year
Accounting profit after corporate income tax of Parent Company's Shareholders (VND)	1,466,422,442	10,434,583,100
Average ordinary shares in circulation for the year (share)	8,547,445	8,547,445
Basic earnings per share (VND)	172	1,221

At the date of these consolidated financial statements, the Company has not made a reliable estimation of the amount of profit in the year to be allocated to Bonus and welfare funds because the General Meeting of Shareholders has not decided the rate of such allocation for 2025. If the Company allocates profit to Bonus and welfare funds, net profit of ordinary shareholders and basic earnings per share of this year and the previous year will decrease.

The weighted average number of common shares in circulation in the current period and all reporting periods must be adjusted for all events that lead to changes in the number of common shares without resulting in change in capital (except for potential ordinary share conversion). Therefore, basic earnings per share for the year ended 31 December 2024 are redetermined upon the share dividend payment to existing shareholders for the year ended 31 December 2024, which has been approved by the General Meeting of Shareholders and the Board of Directors, details are as follows:

	Prior year	
	Reported number	Restated number
Accounting profit after corporate income tax of Parent Company (VND)	10,434,583,100	10,434,583,100
Average ordinary shares in circulation for the period (share)	5,514,621	8,547,445
Basic earnings per share (VND)	1,892	1,221

34. RELATED PARTY TRANSACTIONS AND BALANCES

List of related parties with transactions and significant balances during the year:

Related Parties	Relationship
Viet Phuong Investment Group Joint Stock Company	Major shareholder
VP SILICA Joint Stock Company	Major shareholder
Hoang Tiep Viet Nam Company Limited	Related company with same key personnel
National Securities Joint Stock Company – NSI	Related company with same key personnel

During the year, the Company entered into the following significant transactions with related parties:

	Current year VND	Prior year VND
Sales		
VP SILICA Joint Stock Company	110,984,531,559	136,122,091,331
Hoang Tiep Viet Nam Company Limited	7,346,727,275	7,433,369,182
	118,331,258,834	143,555,460,513
Purchases		
VP SILICA Joint Stock Company	1,927,427,260	3,732,258,344
Viet Phuong Investment Group Joint Stock Company	494,956,140	-
National Securities Joint Stock Company – NSI	295,000,000	-
	2,717,383,400	3,732,258,344

Significant balances with related parties at the balance sheet date:

	Closing balance VND	Opening balance VND
Short-term trade receivables		
Hoang Tiep Viet Nam Company Limited	5,056,584,917	6,528,592,350
VP SILICA Joint Stock Company	-	15,526,266,143
	5,056,584,917	22,054,858,493
Short-term advances to suppliers		
Hoang Tiep Viet Nam Company Limited	5,140,000,000	5,140,000,000
	5,140,000,000	5,140,000,000
Short-term payables to suppliers		
VP SILICA Joint Stock Company	-	282,058,064
	-	282,058,064

The total income and remuneration of the Board of Directors, Board of Management, Supervisory Board and other managers in the year are as follows:

Name	Position	Current year VND	Prior year VND
Board of Directors			
Mrs. Le Thi Thu Huong	Chairwoman of the Board of Directors	72,000,000	72,000,000
Mr. Pham Ngoc An	Member of the Board of Directors cum General Director	665,277,000	757,800,000
Mr. Nguyen The Lam	Member of the Board of Directors	36,000,000	36,000,000
Mr. Nguyen Anh Nguyen	Member of the Board of Directors	36,000,000	36,000,000
Mr. Ngo Phuong Chi	Member of the Board of Directors (appoint on 23 May 2025)	21,000,000	-
Mr. Nguyen Van Viet	Member of the Board of Directors (resigned on 23 May 2025)	6,000,000	36,000,000
Board of Management			
Mr. Tran Thanh Son	Deputy General Director	633,277,000	721,800,000
Chief Accountant			
Mr. Phan Minh Tuan	Chief Accountant	319,809,000	342,995,500
Board of Supervisors			
Mrs. Le Thi Hanh	Head of the Board of Supervisors	36,000,000	36,000,000
Mr. Nguyen Anh Tai	Member of the Board of Supervisors	30,000,000	30,000,000
Mr. Nguyen Van Dung	Member of the Board of Supervisors	30,000,000	30,000,000
		1,885,363,000	2,098,595,500


Truong Thao Nguyen
Preparer


Phan Minh Tuan
Chief Accountant


Pham Ngoc An
General Director

27 March 2026