

## **QUANG NAM MINERAL INDUSTRY CORPORATION**

Reviewed interim consolidated financial statements  
for the six-month period ended 30 June 2026



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**STATEMENT OF THE BOARD OF MANAGEMENT**

The Board of Management of Quang Nam Mineral Industry Corporation (hereinafter called "the Company") presents this report together with the reviewed interim consolidated financial statements of the Company for the six-month period ended 30 June 2026

**GENERAL INFORMATION**

Quang Nam Mineral Industry Corporation (hereinafter called "the Company") established on the basis of the equitization of a state-owned enterprise (Mien Trung Industry Company, formerly Quang Nam – Da Nang Industrial Sand and Export Enterprise established in 1984) pursuant to Decision No. 5078/QD-UB dated 09 December 2004 of the People's Committee of Quang Nam Province.

The Company operates under Enterprise Registration Certificate No. 4000100139, initially issued by the Department of Planning and Investment of Quang Nam Province on 25 May 2005, and amended for the 15<sup>th</sup> on 30 September 2025, by the Department of Finance of Da Nang City.

The Company's shares are listed on the Hanoi Stock Exchange with stock code MIC.

**THE MEMBERS OF THE BOARD OF DIRECTORS, THE BOARD OF SUPERVISORS, AND THE BOARD OF MANAGEMENT**

The members of the Board of Directors, the Board of Supervisors, and the Board of Management during the period and to the date of this statement are as follows:

**The Board of Directors**

| <b>Full name</b>      | <b>Position</b> | <b>Date of appointment/dismissal</b> |
|-----------------------|-----------------|--------------------------------------|
| Mr. Nguyen Huy Cuong  | Chairman        | Appointed on 20 June 2026            |
| Ms. Le Thi Thu Huong  | Chairwoman      | Dismissed on 20 June 2026            |
| Mr. Pham Ngoc An      | Member          |                                      |
| Mr. Nguyen The Lam    | Member          |                                      |
| Mr. Ngo Phuong Chi    | Member          |                                      |
| Mr. Nguyen Anh Nguyen | Member          | Dismissed on 20 June 2026            |

**The Board of Supervisors**

| <b>Full name</b>    | <b>Position</b>    |
|---------------------|--------------------|
| Ms. Le Thi Hanh     | Head of Department |
| Mr. Nguyen Anh Tai  | Member             |
| Mr. Nguyen Van Dung | Member             |

**The Board of Management**

| <b>Full name</b>   | <b>Position</b>                  |
|--------------------|----------------------------------|
| Mr. Pham Ngoc An   | General Director                 |
| Mr. Tran Thanh Son | Standing Deputy General Director |

## **STATEMENT OF THE BOARD OF MANAGEMENT (Continued)**

### **Legal representatives**

The legal representative of the Company during the reporting period and to the date of this statement is Mr. Pham Ngoc An – General Director.

### **AUDITORS**

International Auditing and Valuation Company Limited has been appointed to review of interim consolidated financial statements of the Company for the six-month period ended 30 June 2026.

### **EVENTS ARISING AFTER THE REPORTING PERIOD**

On 14 August 2026, the Company's Board of Directors approved Resolution No. 09/NQ2026-HDQT regarding the termination of the Felspat investment project – to divest or dissolve Dai Loc Feldspar Company Limited, and Resolution No. 10/NQ2026-HDQT regarding the dissolution of the Company's branches.

Except for the above events, no significant events have occurred since the end of the six-month accounting period ended 30 June 2026 that would require adjustment to or disclosure in the selected notes to the interim consolidated financial statements.

### **DISCLOSURE OF THE BOARD OF MANAGEMENT'S RESPONSIBILITIES FOR THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS**

The Board of Management of the Company is responsible for preparing the interim consolidated financial statements, which give a true and fair view of the financial position of the Company as at 30 June 2026, and its financial performance and its cash flows for the six-month period ended 30 June 2026 in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to 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 financial statements;
- Prepare the 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 financial statements so as to minimize errors and frauds.

The Board of Management of the Company is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Company and that the financial statements comply with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to 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 interim consolidated financial statements.

**STATEMENT OF THE BOARD OF MANAGEMENT (Continued)**

**OTHER COMMITMENT**

The Company's Management Board affirms that the Company complies with Decree No. 155/2020/ND-CP dated 31 December 2020 detailing the implementation of certain provisions of the Securities Law, as amended and supplemented by Decree No. 245/2025/ND-CP dated 11 September 2025 of the Government. The Company has not violated any disclosure obligations under Circular No. 96/2020/TT-BTC dated 16 November 2020 of the Ministry of Finance guiding information disclosure on the securities market, as amended and supplemented by Circular No. 68/2024/TT-BTC dated 18 September 2024, Circular No. 18/2025/TT-BTC dated 26 April 2025, and Circular No. 08/2026/TT-BTC dated 03 February 2026 of the Minister of Finance.

**APPROVAL OF THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS**

The Board of Management approves the attached consolidated financial statements. The interim consolidated financial statements reflected truly and fairly the Company's financial position as at 30 June 2026, as well as the results of operations and cash flows for the financial period 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 Management,



**Pham Ngoc An**

General Director

Da Nang, 27 August 2026

No. 2407.1/2026/BCSX/IAV

## INTERIM CONSOLIDATED FINANCIAL INFORMATION REVIEW REPORT

**To:**                    **The shareholders**  
                          **The Board of Directors, The Board of Supervisors, The Board of Management**  
                          **of Quang Nam Mineral Industry Corporation**

We have reviewed the accompanying interim consolidated financial statements of Quang Nam Mineral Industry Corporation (hereinafter called "the Company"), prepared on 27 August 2026, as set out from page 06 to page 39, which comprise Interim Consolidated Statement Of Financial Position as at 30 June 2026, the Interim Consolidated Statement of Profit and Loss, and Interim Consolidated Statement of Cash Flows for the six-month period then ended on the same date, and notes to the interim consolidated financial statement.

### **The Board of Management's Responsibility**

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

### **Auditor's Responsibility**

Our responsibility is to express a conclusion on the interim consolidated financial statements based on our review. We conducted our review in accordance with Vietnamese Standards on Review Engagements No. 2410 - Review of interim financial information performed by the independent auditor of the entity.

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

### **Auditor's Conclusion**

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim consolidated financial statements are not prepared, in all material respects, in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and relevant legal regulations relating to the preparation and presentation of interim consolidated financial statements. The interim consolidated financial statements give a true and fair view, in all material respects, of the financial position of the Company as at 30 June 2026, and of its financial performance and cash flows for the six-month period then ended.

# INTERIM CONSOLIDATED FINANCIAL INFORMATION REVIEW REPORT (CONTINUED)

## Emphasis of Matter

We draw readers' attention to Note 2.2 – Going concern assumption, which sets out the conditions and events that may affect the Company's ability to continue as a going concern as at 30 June 2026. As disclosed in this Note, the Company's Management has assessed that the Company has sufficient resources to maintain operations and has obtained approval for the investment policy in mineral exploitation to carry out the mining and business of white sand, thereby ensuring liquidity and sustaining business activities. Based on Management's assessment, the consolidated interim financial statements for the six-month accounting period ended 30 June 2026 have been prepared on a going concern basis.

## Other Matter

The interim consolidated financial statements of Quang Nam Mineral Industry Corporation for the six-month period ended 30 June 2025 were reviewed by auditors of another audit firm. The auditors expressed an unqualified conclusion on the accompanying interim consolidated financial statements dated 28 August 2025.

The consolidated financial statements of Quang Nam Mineral Industry Corporation for the fiscal year ended 31 December 2025 were audited by auditors of another audit firm. The auditors expressed an unqualified audit opinion on the accompanying consolidated financial statements dated 27 March 2026.



**NGUYEN PHUONG THUY**

**Deputy Director**

Audit Practising Registration Certificate

No. 4567-2022-283-1

For and on behalf of

**INTERNATIONAL AUDITING AND VALUATION COMPANY LIMITED**

*Ha Noi, 27 August 2026*

## INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

| ASSETS                                                          | Code       | Note        | Closing balance        | Opening balance<br>(Restated) |
|-----------------------------------------------------------------|------------|-------------|------------------------|-------------------------------|
|                                                                 |            |             | VND                    | VND                           |
| <b>A - SHORT-TERM ASSETS</b>                                    | <b>100</b> |             | <b>27,159,750,083</b>  | <b>41,397,380,580</b>         |
| <b>I. Cash and cash equivalents</b>                             | <b>110</b> | <b>4.1</b>  | <b>2,672,798,423</b>   | <b>6,200,849,956</b>          |
| 1. Cash                                                         | 111        |             | 2,672,798,423          | 5,282,966,221                 |
| 2. Cash equivalents                                             | 112        |             | -                      | 917,883,735                   |
| <b>II. Short-term financial investments</b>                     | <b>120</b> | <b>4.12</b> | <b>-</b>               | <b>3,002,908,322</b>          |
| 1. Short-term held-to-maturity investments                      | 123        |             | -                      | 3,002,908,322                 |
| <b>III. Short-term receivables</b>                              | <b>130</b> |             | <b>16,656,856,588</b>  | <b>27,658,737,886</b>         |
| 1. Short-term trade receivables                                 | 131        | 4.2         | 11,667,348,690         | 21,266,096,307                |
| 2. Short-term advances to suppliers                             | 132        | 4.3         | 5,885,170,644          | 5,433,740,055                 |
| 3. Other short-term receivables                                 | 135        | 4.4         | 2,289,617,574          | 4,154,181,844                 |
| 4. Short-term allowances for doubtful debts                     | 136        | 4.5         | (3,185,280,320)        | (3,195,280,320)               |
| <b>IV. Inventories</b>                                          | <b>140</b> |             | <b>2,966,490,516</b>   | <b>3,752,209,801</b>          |
| 1. Inventories                                                  | 141        | 4.6         | 3,965,055,410          | 4,750,774,695                 |
| 2. Allowances for devaluation of inventories                    | 142        |             | (998,564,894)          | (998,564,894)                 |
| <b>VI. Other short-term assets</b>                              | <b>160</b> |             | <b>4,863,604,556</b>   | <b>782,674,615</b>            |
| 1. Short-term prepaid expenses                                  | 161        | 4.7         | 3,558,505,386          | 265,810,643                   |
| 2. Value added tax deductibles                                  | 162        |             | 739,334,141            | 3,097,788                     |
| 3. Short-term taxes and amounts receivables from the State      | 163        | 4.18        | 565,765,029            | 513,766,184                   |
| <b>B - LONG-TERM ASSETS</b>                                     | <b>200</b> |             | <b>118,449,772,300</b> | <b>109,612,876,158</b>        |
| <b>I. Long-term receivables</b>                                 | <b>210</b> |             | <b>47,232,959,935</b>  | <b>42,717,794,433</b>         |
| 1. Other long-term receivables                                  | 215        | 4.4         | 47,232,959,935         | 42,717,794,433                |
| <b>II. Fixed assets</b>                                         | <b>220</b> |             | <b>53,186,741,103</b>  | <b>52,409,425,889</b>         |
| 1. Tangible fixed assets                                        | 221        | 4.11        | 32,538,546,434         | 30,185,524,180                |
| - Cost                                                          | 222        |             | 111,929,970,853        | 107,567,252,289               |
| - Accumulated depreciation                                      | 223        |             | (79,391,424,419)       | (77,381,728,109)              |
| 2. Finance Lease assets                                         | 224        | 4.9         | 20,648,194,669         | 22,223,901,709                |
| - Cost                                                          | 225        |             | 30,174,863,075         | 30,174,863,075                |
| - Accumulated depreciation                                      | 226        |             | (9,526,668,406)        | (7,950,961,366)               |
| 3. Intangible fixed assets                                      | 227        | 4.8         | -                      | -                             |
| - Cost                                                          | 228        |             | 652,427,974            | 652,427,974                   |
| - Accumulated amortisation                                      | 229        |             | (652,427,974)          | (652,427,974)                 |
| <b>V. Long-term work in progress</b>                            | <b>250</b> |             | <b>8,062,305,884</b>   | <b>6,352,102,655</b>          |
| 1. Construction in progress                                     | 252        |             | 8,062,305,884          | 6,352,102,655                 |
| <b>VI. Long-term financial investments</b>                      | <b>260</b> | <b>4.10</b> | <b>-</b>               | <b>-</b>                      |
| 1. Equity investments in other entities                         | 263        |             | 1,568,600,000          | 1,568,600,000                 |
| 2. Allowances for impairment of long-term financial investments | 264        |             | (1,568,600,000)        | (1,568,600,000)               |
| <b>VII. Other long-term assets</b>                              | <b>270</b> |             | <b>9,967,765,378</b>   | <b>8,133,553,181</b>          |
| 1. Long-term prepaid expenses                                   | 271        | 4.7         | 9,951,643,378          | 8,117,431,181                 |
| 2. Other long-term assets                                       | 274        |             | 16,122,000             | 16,122,000                    |
| <b>TOTAL ASSETS</b>                                             |            |             |                        |                               |
| <b>(280 = 100 + 200)</b>                                        | <b>280</b> |             | <b>145,609,522,383</b> | <b>151,010,256,738</b>        |

**INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)**

As at 30 June 2026

| RESOURCES                                                    | Code       | Note        | Closing balance        | Opening balance<br>(Restated)<br>VND |
|--------------------------------------------------------------|------------|-------------|------------------------|--------------------------------------|
| <b>C - LIABILITIES</b>                                       | <b>300</b> |             | <b>77,676,120,711</b>  | <b>57,791,951,418</b>                |
| <b>I. Short-term liabilities</b>                             | <b>310</b> |             | <b>67,871,296,674</b>  | <b>46,712,453,205</b>                |
| 1. Short-term trade payables                                 | 311        | 4.13        | 44,644,433,758         | 15,311,984,759                       |
| 2. Short-term advances from customers                        | 312        | 4.14        | 2,706,734,580          | 78,940,660                           |
| 3. Short-term taxes and amounts payable to the State         | 314        | 4.18        | 2,531,046,385          | 1,595,983,477                        |
| 4. Payables to employees                                     | 315        |             | 668,081,971            | 2,263,502,996                        |
| 5. Short-term accrued expenses                               | 316        | 4.15        | 3,193,887,816          | 3,271,931,063                        |
| 6. Other short-term payables                                 | 320        | 4.16        | 809,398,244            | 550,192,597                          |
| 7. Short-term borrowings and finance lease liabilities       | 321        | 4.19        | 13,218,360,371         | 23,537,377,808                       |
| 8. Short-term provisions                                     | 322        | 4.17        | 99,353,549             | 102,539,845                          |
| <b>II. Long-term liabilities</b>                             | <b>330</b> |             | <b>9,804,824,037</b>   | <b>11,079,498,213</b>                |
| 1. Long-term borrowings and finance lease liabilities        | 339        | 4.19        | 7,952,500,000          | 9,297,500,000                        |
| 2. Deferred tax liabilities                                  | 342        |             | 1,852,324,037          | 1,781,998,213                        |
| <b>D - EQUITY</b>                                            | <b>400</b> | <b>4.20</b> | <b>67,933,401,672</b>  | <b>93,218,305,320</b>                |
| 1. Owners' contributed capital                               | 411        |             | 85,777,700,000         | 85,777,700,000                       |
| - Ordinary shares with voting rights                         | 411a       |             | 85,777,700,000         | 85,777,700,000                       |
| 2. Share premium                                             | 412        |             | (110,000,000)          | (110,000,000)                        |
| 3. Other equity                                              | 414        |             | 1,219,162,500          | 1,219,162,500                        |
| 4. Treasury shares                                           | 415        |             | (413,094,230)          | (413,094,230)                        |
| 5. Other owner's capital                                     | 419        |             | 401,117,136            | 401,117,136                          |
| 6. Retained earnings                                         | 420        |             | (18,941,483,734)       | 6,343,419,914                        |
| - Retained earnings/(losses) accumulated to the prior period | 420a       |             | 6,343,419,914          | 4,876,997,472                        |
| - Retained earnings/(losses) of the current period           | 420b       |             | (25,284,903,648)       | 1,466,422,442                        |
| <b>TOTAL RESOURCES</b><br><b>(440=300+400)</b>               | <b>440</b> |             | <b>145,609,522,383</b> | <b>151,010,256,738</b>               |

Preparer

Truong Thao Nguyen

Chief Accountant

Phan Minh Tuan

General Director

Pham Ngoc An

Da Nang, Viet nam

27 August 2026



**INTERIM CONSOLIDATED STATEMENTS OF PROFIT AND LOSS***For the six-month period ended 30 June 2026*

| ITEMS                                                                                | Code | Note | Current period<br>VND | Prior period<br>(Restated)<br>VND |
|--------------------------------------------------------------------------------------|------|------|-----------------------|-----------------------------------|
| 1. Revenue from goods sold and services                                              | 01   | 5.1  | 49,516,408,516        | 100,679,723,966                   |
| 2. Deductions                                                                        | 02   |      | -                     | -                                 |
| 3. Net revenue from goods sold and services rendered (10=01-02)                      | 10   |      | 49,516,408,516        | 100,679,723,966                   |
| 4. Cost of goods sold and services rendered                                          | 11   | 5.2  | 62,418,581,906        | 78,054,367,328                    |
| 5. Gross profit from goods sold and services rendered (20=10-11)                     | 20   |      | (12,902,173,390)      | 22,625,356,638                    |
| 6. Gains/losses from sale and liquidation of investment property                     | 21   |      | -                     | -                                 |
| 7. Financial income                                                                  | 22   | 5.3  | 726,066,913           | 872,342,847                       |
| 8. Financial expenses                                                                | 23   | 5.4  | 1,052,048,968         | 1,648,637,015                     |
| - In which: Interest expense                                                         | 24   |      | 1,052,048,968         | 1,648,637,015                     |
| 9. Selling expenses                                                                  | 25   |      | -                     | -                                 |
| 10. General and administrative expenses                                              | 26   | 5.5  | 11,261,444,733        | 12,329,651,140                    |
| 11. Share of profit or loss of associates and joint ventures                         | 27   |      | -                     | -                                 |
| 12. Net profit from operating activities {30 = 20 + 21 + (22 - 23) - (25 + 26) + 27} | 30   |      | (24,489,600,178)      | 9,519,411,330                     |
| 13. Other income                                                                     | 31   |      | -                     | -                                 |
| 14. Other expenses                                                                   | 32   | 5.6  | 383,693,499           | 240,346,877                       |
| 15. Other profit (40=31-32)                                                          | 40   |      | (383,693,499)         | (240,346,877)                     |
| 16. Total accounting profit before tax (50=30+40)                                    | 50   |      | (24,873,293,677)      | 9,279,064,453                     |
| 17. Current corporate income tax expense                                             | 51   | 5.7  | 341,284,147           | 1,034,930,835                     |
| 18. Deferred corporate income tax expense                                            | 52   |      | 70,325,824            | 71,110,396                        |
| 19. Net profit after corporate income tax (60=50-51-52)                              | 60   |      | (25,284,903,648)      | 8,173,023,222                     |
| 20. - Profit after tax of the parent company                                         | 61   |      | (25,284,903,648)      | 8,173,023,222                     |
| 21. - Profit after tax attribute to non- controlling interests                       | 62   |      | -                     | -                                 |
| 22. Basic earnings per share                                                         | 70   | 5.8  | (2,958)               | 956                               |
| 23. Diluted earnings per share                                                       | 71   | 5.8  | (2,958)               | 956                               |

Preparer

Truong Thao Nguyen

Chief Accountant

Phan Minh Tuan

General Director

Pham Ngoc An

Da Nang, Viet nam

27 August 2026



**INTERIM CONSOLIDATED STATEMENTS OF CASH FLOWS**

For the six-month period ended 30 June 2026

(Indirect method)

| ITEMS                                                                                              | Code | Note | Current period<br>VND | Prior period<br>(Restated)<br>VND |
|----------------------------------------------------------------------------------------------------|------|------|-----------------------|-----------------------------------|
| <b>I. Cash flows from operating activities</b>                                                     |      |      |                       |                                   |
| 1. Profit before tax                                                                               | 01   |      | (24,873,293,677)      | 9,279,064,453                     |
| 2. Adjustments for the following items                                                             |      |      |                       |                                   |
| - Depreciation and amortisation of fixed assets and investment properties                          | 02   |      | 3,897,718,475         | 3,856,370,060                     |
| - Allowances for provisions                                                                        | 03   |      | (13,186,296)          | 7,195,287,063                     |
| - (Gains)/losses from investing activities                                                         | 05   |      | (726,066,913)         | (872,342,547)                     |
| - Interest expense                                                                                 | 06   |      | 1,052,048,968         | 1,648,637,015                     |
| 3. Operating profit before changes in working capital                                              | 08   |      | (20,662,779,443)      | 21,107,016,044                    |
| - Change in receivables                                                                            | 09   |      | 6,434,547,511         | (7,948,355,263)                   |
| - Change in inventories                                                                            | 10   |      | 785,719,285           | (20,957,764,933)                  |
| - Change in payables (excluding accrued loan interest and corporate income tax payable)            | 11   |      | 31,167,417,706        | (1,616,229,213)                   |
| - Change in prepaid expenses                                                                       | 12   |      | (5,126,906,940)       | (1,265,700,212)                   |
| - Interest paid                                                                                    | 14   |      | (1,082,936,301)       | (1,639,679,253)                   |
| - Corporate income tax paid                                                                        | 15   |      | (309,082,443)         | (6,007,219,601)                   |
| <b>Net cash flows from operating activities</b>                                                    | 20   |      | 11,205,979,375        | (18,327,932,431)                  |
| <b>II. Cash flows from investing activities</b>                                                    |      |      |                       |                                   |
| 1. Payments for purchases and construction of fixed assets and other long-term assets              | 21   |      | (6,072,921,793)       | (422,859,541)                     |
| 2. Proceeds from collection of loans granted and from resale of debt instruments of other entities | 24   |      | 3,002,908,322         | -                                 |
| <b>III. Net cash flows from investing activities</b>                                               | 30   |      | (3,070,013,471)       | (422,859,541)                     |
| 1. Proceeds from borrowings                                                                        | 33   | 6.1  | 10,493,360,371        | 59,679,961,679                    |
| 2. Repayment of borrowings                                                                         | 34   | 6.2  | (19,071,880,202)      | (39,219,151,028)                  |
| 3. Repayment of obligations under finance leases                                                   | 35   |      | (3,085,497,606)       | (2,718,243,956)                   |
| <b>IV. Net cash flows from financing activities</b>                                                | 40   |      | (11,664,017,437)      | 17,742,566,695                    |
| <b>Net increase/(decrease) in cash for the period (50 = 20+30+40)</b>                              | 50   |      | (3,528,051,533)       | (1,008,225,277)                   |
| <b>Cash and cash equivalents at the beginning of the period</b>                                    | 60   |      | 6,200,849,956         | 2,843,387,751                     |
| Exchange differences on translation of foreign operations                                          | 61   |      | -                     | -                                 |
| <b>Cash and cash equivalents at the end of the period (70 = 50+60+61)</b>                          | 70   |      | 2,672,798,423         | 1,835,162,474                     |

Preparer

Truong Thao Nguyen

Chief Accountant

Phan Minh Tuan

General Director

Pham Ngoc An

Da Nang, Viet Nam

27 August 2026

**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT**

For the six-month period ended 30 June 2026

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

**1. GENERAL INFORMATION****1.1 Structure of ownership**

Quang Nam Mineral Industry Corporation (hereinafter called "the Company") established on the basis of the equitization of a state-owned enterprise (Mien Trung Industry Company, formerly Quang Nam – Da Nang Industrial Sand and Export Enterprise established in 1984) pursuant to Decision No. 5078/QD-UB dated 09 December 2004 of the People's Committee of Quang Nam Province.

The Company operates under Enterprise Registration Certificate No. 4000100139, initially issued by the Department of Planning and Investment of Quang Nam Province on 25 May 2005, and amended for the 15<sup>th</sup> on 30 September 2025, by the Department of Finance of Da Nang City.

The Company's shares are listed on the Hanoi Stock Exchange with stock code MIC.

The Company's charter capital according to the 15<sup>th</sup> amendment of the Certificate of Business Registration is VND 85,777,700,000.

The total number of employees of the Company as at 30 June 2026 was 95 people (31 December 2025: 96 people).

**1.2 Business area**

The Company's business area is exploitation, processing, and trading of minerals, as well as the provision of freight transportation services.

**1.3 Business activities**

Business lines not yet classified (Details: exploitation, processing, and trading of minerals (excluding prohibited minerals); support services for mining and other ores (Details: investment consulting in mineral activities and mine design); manufacture of glass and glass products; manufacture of fibers; afforestation and forest care (Details: planting raw material forests); wholesale of construction materials and other installation equipment; other road passenger transport; road freight transport; real estate business and land use rights owned, used, or leased (Details: leasing warehouses, production workshops, and office premises); architectural and related technical consultancy activities (Details: geological exploration).

**1.4 Normal production and business cycle**

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

**1.5 Characteristics of the business activities in the period which have impact on the interim consolidated financial statements**

In the first six months of 2026, the Company was in the process of seeking approval for the adjustment of the investment policy for its mineral exploitation project. Accordingly, during the period, the Company mainly engaged in sand trading and transportation activities, resulting in significant revenue compared to the same period of the previous year.

**1.6 Disclosure of information comparability in the interim consolidated financial statements**

The corresponding figures of the prior period are comparable with the figures of the current period. During the period, the Company adopted for the first time the Vietnamese Enterprise Accounting System issued under Circular No. 43/2026/TT-BTC dated 20 April 2026 of the Ministry of Finance ("Circular 43"), which amends and supplements certain provisions of Circular No. 202/2014/TT-BTC

dated 22 December 2014 ("Circular 202"). Accordingly, certain items in the Financial Statements have been reclassified and renamed in accordance with the new regulations. The figures in the "Opening balance" and "Prior period" columns of the interim consolidated financial statements have been restated in accordance with the new classification and terminology under Circular 99 to ensure comparability. These changes do not affect the Company's total assets, total liabilities, owners' equity, and profit after tax.

## 1.7 The Company's structure

As at 30 June 2026, the Company had 01 subsidiary consolidated:

| Name                             | Place of Incorporation and Operations | Proportion of ownership interest (%) | Proportion of voting rights (%) | Business Activities           |
|----------------------------------|---------------------------------------|--------------------------------------|---------------------------------|-------------------------------|
| <b>Subsidiary</b>                |                                       |                                      |                                 |                               |
| Dai Loc Feldspar Company Limited | Da Nang city                          | 100%                                 | 100%                            | Mining and mineral processing |

## 2. ACCOUNTING CONVENTION AND ACCOUNTING PERIOD

### 2.1. Basis of preparation of interim consolidated financial statements

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

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

### 2.2. Going concern assumption

As at 30 June 2026, the Company recorded accumulated losses of VND 18,941,483,734, and at the same date, current assets were lower than current liabilities by VND 40,711,546,591. These conditions indicate the existence of material uncertainties that may cast significant doubt on the Company's ability to continue as a going concern. However, the Company's Management has assessed that the Company still has sufficient resources to maintain operations, and on 09 July 2026, the Company obtained approval for the adjustment of the investment policy to continue mineral exploitation and the production and trading of white sand, thereby ensuring liquidity and sustaining business activities in the foreseeable future. Based on this assessment, the consolidated interim financial statements for the six-month accounting period ended 30 June 2026 have been prepared on a going concern basis.

### 2.3. Accounting period

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

The Company's interim consolidated financial statements begin on 01 January and end on 30 June.

### 2.4. Accounting currency

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

## 3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

### 3.1 Changes in accounting policies and disclosures

On 20 April 2026, the Ministry of Finance issued Circular No. 43/2026/TT-BTC amending and supplementing certain provisions of Circular No. 202/2014/TT-BTC dated 22 December 2014.

The Company has applied the relevant requirements of Circular No. 43/2026/TT-BTC prospectively from 01 January 2026.

## NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (continued)

**3.2 Accounting estimates**

The preparation of interim consolidated financial statements in conformity with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to 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 financial statements and the reported amounts of revenues and expenses during the reporting period. Although these accounting estimates are based on The Board of Management's best knowledge, actual results may differ from those estimates.

**3.3 Basis of preparation of the interim consolidated financial statements**

The interim consolidated financial statements incorporate the financial statements of the Company and enterprises controlled by the Company (its subsidiaries) up to 30 June each period. 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 period are included in the consolidated statement of income 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.

Non-controlling interests consist of the amount of those non-controlling interests at the date of the original business combination (see below) and the non-controlling interests' share of changes in equity since the date of the combination. Losses in subsidiaries are respectively attributed to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

**3.4 Cash and cash equivalents**

Cash and cash equivalents comprise cash on hand, demand deposits, cash in transit, cash equivalents of the enterprise, and short-term investments with a recovery term of no more than 3 months from the date of investment, which are readily convertible into a known amount of cash, are not restricted from use, and are not subject to significant risk of change in value in converting to cash as at the end of the accounting period.

**3.5 Financial investments*****Held-to-maturity investments***

An investment is classified as held-to-maturity when the Company has the positive intention and ability to hold it to maturity. The Company's held-to-maturity investments comprise term deposits held to maturity for the purpose of earning periodic interest and other held-to-maturity investments.

Held-to-maturity investments are initially recognised at cost, including the purchase price and transaction costs directly attributable to the acquisition of the investments. Subsequent to initial recognition, these investments are measured at recoverable amount. Interest income from held-to-maturity investments after acquisition is recognised in the Statement of Income on an accrual basis. Interest received before the Company acquires the investments is deducted from cost at the acquisition date.

When there is reliable evidence that part or all of an investment may not be recoverable and the amount of the loss can be reliably determined, the loss is recognised in finance costs for the year and directly deducted from the carrying amount of the investment.

**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.

## NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (continued)

**Provision for impairment of investments**

A provision for impairment of investments is recognized when there is objective evidence that part or all of the value of an investment (including held-to-maturity investments, if any) has been impaired or is not recoverable as at the end of the reporting period.

**3.6 Receivables**

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

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

**3.7 Inventories**

Inventories are stated at the lower of historical cost and net realisable value. Cost comprises direct materials and where applicable, direct labour costs and those overheads that have been incurred in bringing the inventories to their present location and condition.

The cost of inventories is calculated using the weighted average method and is accounted for using the perpetual inventory count method.

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

The Company's allowances for a devaluation of inventory is made in accordance with current accounting regulations. Accordingly, the Company is allowed to make an allowance for obsolete, damaged, or substandard inventory and in cases where the original cost is higher than the net realizable value at the end of the period.

**3.8 Fixed assets****Tangible fixed assets**

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 conditions and locations for their intended use. The costs of tangible fixed assets formed from construction investment by contractual mode or self-construction or self-generating process are the settled costs of the invested construction projects in accordance with the prevailing State's regulations on investment and construction management, directly-related expenses and registration fee (if any). In the event the construction project has been completed and put into use but the settled costs thereof have not been approved, the cost of tangible fixed assets is recognised at the estimated cost based on the actual cost incurred. The estimated cost will be adjusted according to the settled costs approved by competent authorities.

Tangible fixed assets are depreciated using the straight-line method over their following estimated useful lives (by years):

|                          | <b>Depreciation period</b><br>(years) |
|--------------------------|---------------------------------------|
| Buildings and structures | 05 - 30                               |
| Machinery and equipment  | 03 - 25                               |
| Transportation equipment | 03 - 10                               |
| Office equipment         | 03 - 10                               |

Loss or gain resulting from sales and disposals of tangible fixed assets is the difference between profit from sales or disposals of assets and their residual values and is recognised in the statement of Profit and loss.

## NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (continued)

**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 statement of financial position 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 statement of income 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:

|                         | <u>Year(s)</u> |
|-------------------------|----------------|
| Machinery and equipment | 03 - 10        |

**Intangible fixed assets**

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of intangible fixed assets comprises all the expenses incurred to obtain this asset put into use. Costs incurred after the initial recognition are recognized to increase the cost of intangible fixed assets if these costs certainly increase economic benefits in the future due to using this asset.

When intangible fixed assets are sold or retired, their cost and accumulated amortisation are removed from the statement of financial position and any profit or loss resulting from its disposal is included in the income or expense in the period.

The Company's intangible fixed asset is the mining right for white sand.

**3.9 Construction in progress**

Properties in the course of construction for production, rental or administrative purposes, or for other purposes, are carried at cost. Cost includes costs that are necessary to form the assets in accordance with the 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.

**3.10 Prepaid expenses**

Prepaid expenses are expenses which have already been paid but relate to results of operations of multiple periods. Prepaid expenses include the following expenses:

***Tools and Equipment***

The tools and equipment have been put into use and are amortised to expense under the straight-line method to time allocation not too 3 years.

***Mineral exploitation right fees***

The mineral exploitation right fees include expenses incurred to obtain the mineral exploitation license and are amortized in the statement of profit and loss on a straight-line basis over the licensed exploitation period.

***Other expenses***

Other deferred expenses include costs of maintenance, major repairs, tools and instruments issued for use, and other deferred expenses that are considered capable of bringing future economic benefits to the Company. These expenses are capitalized in the form of prepaid expenses and are amortized in the income statement on a straight-line basis in accordance with prevailing accounting regulations.

**3.11 Account payable and accrued expenses**

Account payable and accrued expenses are recognized as the amount of money to be paid in the future related to the goods and services received. Accrued expenses are recognized based on a reasonable estimate of the payable.

Payables are classified as payable to suppliers, accrued expenses, and other payables according to the following principles:

- Payable to suppliers reflect the trade payables arising from commercial transactions between the Company and the seller, which is an independent entity of the Company, including the number of payables on imports through trustees.
- Accrued expenses reflect the payables for goods and services from the seller or provided for the buyer, for which no invoices have yet been received from suppliers. Those payables also reflect the number of payables to employees on vacation wages, production, and business costs that must accrue. When such expenses actually arise, if there is a difference with the amount deducted, the accountant will record an additional or reduce the cost corresponding to the difference.
- Other payables reflect non-commercial receivables, not related to the purchase and sale transactions.

**3.12 Borrowings and financial lease liabilities**

Borrowings are tracked according to each object, each contract and repayment term. In case of borrowings in foreign currency, detailed tracking is done in the original currency.

**3.13 Provision for payables**

Provisions are recognized 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 the obligation. Provisions are determined based on the Management's estimates of the expenditures necessary to settle the obligation as at the end of the financial year.

**3.14 Borrowing costs**

Borrowing costs are recognised in the statement of income in the period when incurred unless they are capitalised in accordance with Vietnamese Accounting Standard No. 16 "Borrowing costs". Accordingly, borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the cost of those assets. For specific borrowings for the purpose of construction of fixed assets and investment properties, borrowing costs are capitalised even when the construction period is under 12 months.

### 3.15 Owner's equity

Capital is recorded according to the amount actually invested by shareholders.

Share premium reflects the difference between the par value and the issue price of shares (including cases of re-issuance of treasury shares) and may be positive (if the issue price is higher than par value) or negative (if the issue price is lower than par value).

Treasury shares are shares issued by the Company and subsequently repurchased by the Company. These shares are not cancelled and will be re-issued within the period prescribed by securities regulations. Treasury shares are recognized at the actual repurchase price and presented in the statement of financial position as a deduction from owners' equity. The cost of treasury shares when re-issued or used for dividend distribution, bonuses, etc. is determined using the weighted average method.

### 3.16 Distribution of net profits

Profit after tax is distributed to shareholders after an appropriation of funds under the Charter of the Company as same as the law and is approved by the General Meeting of Shareholders.

The distribution of profits to shareholders is considered to non-cash items in undistributed profit may affect cashflow and ability to pay dividends as profit from revaluation of assets contributed as capital, interest due to the valuation of monetary items, the financial instruments and other non-cash items.

Dividends are recognized as liabilities when they are approved by the General Meeting of Shareholders and the record date for determining shareholders entitled to dividends has been established.

### 3.17 Revenue and earnings

#### **Revenue from sales of goods**

Revenue from sales of finished goods and merchandise goods is recorded when simultaneously satisfy the following conditions:

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

#### **Revenue from service rendered**

Revenue of a transaction involving the rendering of services is recognised when the outcome of such transactions can be measured reliably. Where a transaction involving the rendering of services is attributable to several periods, revenue is recognised in each period by reference to the percentage of completion of the transaction at the statement of financial position date of that period.

The outcome of a transaction can be measured reliably when all following conditions are satisfied:

- The amount of revenue can be measured reliably.
- It is probable that the economic benefits associated with the transaction will flow to the Company.
- The percentage of completion of the transaction at the statement of financial position date can be measured reliably; and.
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

*Financial income*

*Interest*

Interest is recognized on an accrual basis, are determined on the balance of cash in bank and the actual interest rate for each period.

**3.18 Cost of goods sold and service rendered**

Cost of services provided is the total expenses incurred for the services rendered during the period, recognized in accordance with the matching principle and the prudence principle.

**3.19 General and administrative expenses**

General and administration expenses reflect actual expenses incurred during the general management of the Company, mainly including expenses for labour of management department salaries; social insurance, health insurance, trade union fees, unemployment insurance for labour; office equipment expenses; depreciation and amortisation; provision expenses; outside services and other expenses.

**3.20 Taxation**

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

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

Deferred tax 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 applied in accordance with the prevailing tax laws in Vietnam.

**3.21 Related parties**

The parties are considered to be related if that party has the ability to control or significantly influence the other party in making decisions on financial policies and operations. Parties are considered a related party of the Company in case that party is able to control the company or to cause material effects on the financial decisions.

In considering the relationship of the parties involved, the nature of the relationship is more emphasized than the legal form of the relationship

4. ADDITIONAL INFORMATION ON THE PRESENTED SECTIONS ON THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

4.1 Cash and cash equivalents

|                       | Closing balance      | Opening balance      |
|-----------------------|----------------------|----------------------|
|                       | VND                  | VND                  |
| Cash                  | 48,076,607           | 2,327,795            |
| Demand deposits (*)   | 2,624,721,816        | 5,280,638,426        |
| Cash equivalents (**) | -                    | 917,883,735          |
|                       | <b>2,672,798,423</b> | <b>6,200,849,956</b> |

(\*) Details of demand deposits are as follows:

|                                                                                          | Closing balance      | Opening balance      |
|------------------------------------------------------------------------------------------|----------------------|----------------------|
|                                                                                          | VND                  | VND                  |
| Joint Stock Commercial Bank For Investment and Development Of Vietnam - Quang Nam Branch | 2,589,142,158        | 5,223,303,879        |
| Others                                                                                   | 35,579,658           | 57,334,547           |
|                                                                                          | <b>2,624,721,816</b> | <b>5,280,638,426</b> |

(\*\*) One-month term deposit at Joint Stock Commercial Bank For Investment and Development Of Vietnam - Quang Nam Branch.

4.2 Short-term trade receivables

|                                                                                       | Closing balance       |                        | Opening balance       |                        |
|---------------------------------------------------------------------------------------|-----------------------|------------------------|-----------------------|------------------------|
|                                                                                       | Carrying amount       | Allowance              | Carrying amount       | Allowance              |
|                                                                                       | VND                   | VND                    | VND                   | VND                    |
| Hai Tien Thanh Investment Construction Company Limited                                | 8,257,504,550         | -                      | 10,775,516,000        | -                      |
| Viet Nam Hongjie Company Limited                                                      | -                     | -                      | 5,056,584,917         | -                      |
| Vietnam Float Glass Company Limited                                                   | 1,803,984,000         | -                      | 1,070,118,400         | -                      |
| Others                                                                                | 1,605,860,140         | (1,579,460,140)        | 4,363,876,990         | (1,579,460,140)        |
|                                                                                       | <b>11,667,348,690</b> | <b>(1,579,460,140)</b> | <b>21,266,096,307</b> | <b>(1,579,460,140)</b> |
| <b>Short-term trade receivables from related parties</b> (Details stated in Note 7.3) | -                     |                        | <b>5,056,584,917</b>  |                        |

## NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (continued)

## 4.3 Short-term advances to suppliers

|                                                                            | Closing balance        |                      | Opening balance        |                      |
|----------------------------------------------------------------------------|------------------------|----------------------|------------------------|----------------------|
|                                                                            | Carrying amount<br>VND | Allowance<br>VND     | Carrying amount<br>VND | Allowance<br>VND     |
| Viet Nam Hongjie Company Limited                                           | 5,140,000,000          | -                    | 5,140,000,000          | -                    |
| Others                                                                     | 745,170,644            | (206,895,000)        | 293,740,055            | (206,895,000)        |
|                                                                            | <b>5,885,170,644</b>   | <b>(206,895,000)</b> | <b>5,433,740,055</b>   | <b>(206,895,000)</b> |
| <b>Short-term advances to related parties</b> (Details stated in Note 7.3) | <b>5,140,000,000</b>   |                      | <b>5,140,000,000</b>   |                      |

## 4.4 Other receivables

## 4.4.1 Other short-term receivables

|          | Closing balance        |                        | Opening balance        |                        |
|----------|------------------------|------------------------|------------------------|------------------------|
|          | Carrying amount<br>VND | Allowance<br>VND       | Carrying amount<br>VND | Allowance<br>VND       |
| Advances | 971,089,648            | (525,749,750)          | 2,941,689,648          | (525,749,750)          |
| Others   | 1,318,527,926          | (873,175,430)          | 1,212,492,196          | (873,175,430)          |
|          | <b>2,289,617,574</b>   | <b>(1,398,925,180)</b> | <b>4,154,181,844</b>   | <b>(1,398,925,180)</b> |

## 4.4.2 Other long-term receivables

|                                                           | Closing balance        |                  | Opening balance        |                  |
|-----------------------------------------------------------|------------------------|------------------|------------------------|------------------|
|                                                           | Carrying amount<br>VND | Allowance<br>VND | Carrying amount<br>VND | Allowance<br>VND |
| Deposit and margin (*)                                    | 44,009,365,427         |                  | 40,132,419,784         |                  |
| Accrued interest income on long-term deposits and pledges | 3,223,594,508          | -                | 2,585,374,649          | -                |
|                                                           | <b>47,232,959,935</b>  |                  | <b>42,717,794,433</b>  |                  |

(\*) Deposits mainly comprise amounts placed for environmental restoration and rehabilitation in mineral exploitation activities. The balance as at 30 June 2026 was VND 42,319,380,587 (as at 01 January 2026 was VND 36,366,087,670).

## NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (continued)

## 4.5 Bad debts

|                                                      | Closing balance      |                    | Opening balance      |                    |
|------------------------------------------------------|----------------------|--------------------|----------------------|--------------------|
|                                                      | Historical cost      | Recoverable amount | Historical cost      | Recoverable amount |
|                                                      | VND                  | VND                | VND                  | VND                |
| Viet Cuong Trading and Technical Joint Stock Company | 333,760,000          | -                  | 333,760,000          | -                  |
| Sai Gon Dai Loi Joint Stock Company                  | 703,411,950          | -                  | 703,411,950          | -                  |
| Others                                               | 2,148,108,370        | -                  | 2,158,108,370        | -                  |
|                                                      | <b>3,185,280,320</b> | <b>-</b>           | <b>3,195,280,320</b> | <b>-</b>           |

## 4.6 Inventories

|                            | Closing balance      |                      | Opening balance      |                      |
|----------------------------|----------------------|----------------------|----------------------|----------------------|
|                            | Cost                 | Allowance            | Cost                 | Allowance            |
|                            | VND                  | VND                  | VND                  | VND                  |
| Raw materials and supplies | 1,337,716,872        | (222,059,200)        | 1,387,483,039        | (222,059,200)        |
| Tool and supplies          | 1,762,205,580        | -                    | 1,829,943,787        | -                    |
| Construction in progress   | 544,686,911          | (544,686,911)        | 544,686,911          | (544,686,911)        |
| Finished goods             | 320,446,047          | (231,818,783)        | 988,660,958          | (231,818,783)        |
|                            | <b>3,965,055,410</b> | <b>(998,564,894)</b> | <b>4,750,774,695</b> | <b>(998,564,894)</b> |

## 4.7 Prepaid expenses

## 4.7.1 Short-term prepaid expenses

|                   | Closing balance<br>VND | Opening balance<br>VND |
|-------------------|------------------------|------------------------|
| Tool and supplies | 667,929,550            | -                      |
| Land rental fee   | 2,252,108,473          | -                      |
| Others            | 638,467,363            | 265,810,643            |
|                   | <b>3,558,505,386</b>   | <b>265,810,643</b>     |

## 4.7.2 Long-term prepaid expenses

|                                                                        | Closing balance<br>VND | Opening balance<br>VND |
|------------------------------------------------------------------------|------------------------|------------------------|
| Mineral exploitation right fee and mining capacity upgrade expenses(*) | 7,181,456,581          | 4,756,604,406          |
| Maintenance and repair expenses                                        | 1,288,190,705          | 2,171,648,693          |
| Others                                                                 | 1,481,996,092          | 1,189,178,082          |
|                                                                        | <b>9,951,643,378</b>   | <b>8,117,431,181</b>   |

(\*) Including advance payment of mineral exploitation right fees with a balance of VND 4,334,565,364 as at 30 June 2026 (VND 1,779,237,576 as at 01 January 2026). Pursuant to the Law on Geology and Minerals No. 54/2024/QH15 promulgated on 19 November 2024, effective from 01 July 2025, and Decree No. 193/2025/ND-CP detailing certain articles and implementation measures of the Law on Geology and Minerals effective from 02 July 2025, the mineral exploitation right fees for the mines currently operated by the Company will be settled for the first time in

accordance with this Law, based on the volume of minerals extracted up to 30 June 2026. As of the date of this report, the Company is working with the competent authorities to finalize the settlement under these regulations.

#### 4.8 Increase, Decrease in Intangible fixed assets

As at 30 June 2026 and 01 January 2026, the Company's intangible fixed assets consisted of mining rights, with an original cost of VND 652,427,974 and a net book value of VND 0.

#### 4.9 Increase, Decrease in Finance Lease assets

|                                 | Machinery and equipment | Total          |
|---------------------------------|-------------------------|----------------|
|                                 | VND                     | VND            |
| <b>COST</b>                     |                         |                |
| Opening balance                 | 30,174,863,075          | 30,174,863,075 |
| Closing balance                 | 30,174,863,075          | 30,174,863,075 |
| <b>ACCUMULATED DEPRECIATION</b> |                         |                |
| Opening balance                 | 7,950,961,366           | 7,950,961,366  |
| <i>Increases in period</i>      |                         |                |
| - Depreciation charged          | 1,575,707,040           | 1,575,707,040  |
| Closing balance                 | 9,526,668,406           | 9,526,668,406  |
| <b>NET BOOK VALUE</b>           |                         |                |
| Opening balance                 | 22,223,901,709          | 22,223,901,709 |
| Closing balance                 | 20,648,194,669          | 20,648,194,669 |

Details of finance lease fixed assets currently in use

|                                | Closing balance |                    | Opening balance |                    |
|--------------------------------|-----------------|--------------------|-----------------|--------------------|
|                                | Cost VND        | Net book value VND | Cost VND        | Net book value VND |
| CLC white sand processing line | 21,017,602,478  | 14,657,012,117     | 21,017,602,478  | 15,763,201,745     |
| Others                         | 9,157,260,597   | 5,991,182,552      | 9,157,260,597   | 6,460,699,964      |
|                                | 30,174,863,075  | 20,648,194,669     | 30,174,863,075  | 22,223,901,709     |

#### 4.10 Construction in progress

|                                                          | Closing balance VND | Opening balance VND |
|----------------------------------------------------------|---------------------|---------------------|
| Expenses for mining capacity upgrade projects            | 2,657,773,037       | 2,657,773,037       |
| Expenses for conveyor system and sand waste settling pit | -                   | 1,481,896,771       |
| Feldspar Processing Plant                                | 1,244,300,691       | 1,244,300,691       |
| Others                                                   | 4,160,232,156       | 968,132,156         |
|                                                          | 8,062,305,884       | 6,352,102,655       |

## NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (continued)

| 4.11                            | Increases, Decrease in tangible fixes assets | Buildings and structures<br>VND | Machinery and equipment<br>VND | Transportation vehicles<br>VND | Office equipment<br>VND | Total<br>VND           |
|---------------------------------|----------------------------------------------|---------------------------------|--------------------------------|--------------------------------|-------------------------|------------------------|
| <b>COST</b>                     |                                              |                                 |                                |                                |                         |                        |
|                                 | Opening balance                              | 43,346,619,067                  | 53,287,932,890                 | 8,178,102,609                  | 2,754,597,723           | 107,567,252,289        |
|                                 | <i>Increases in period</i>                   |                                 |                                |                                |                         |                        |
|                                 | Completed capital construction investment    | 3,161,372,578                   | 1,513,661,111                  | -                              | -                       | 4,675,033,689          |
|                                 | <i>Decreases in period</i>                   |                                 |                                |                                |                         |                        |
|                                 | Liquidation and dismantling                  | (312,315,125)                   | -                              | -                              | -                       | (312,315,125)          |
|                                 | Closing balance                              | <u>46,195,676,520</u>           | <u>54,801,594,001</u>          | <u>8,178,102,609</u>           | <u>2,754,597,723</u>    | <u>111,929,970,853</u> |
| <b>ACCUMULATED DEPRECIATION</b> |                                              |                                 |                                |                                |                         |                        |
|                                 | Opening balance                              | 32,174,614,371                  | 36,800,918,089                 | 6,395,786,449                  | 2,010,409,200           | 77,381,728,109         |
|                                 | <i>Increases in period</i>                   |                                 |                                |                                |                         |                        |
|                                 | Depreciation charged                         | 911,873,438                     | 1,172,161,749                  | 167,652,342                    | 70,323,906              | 2,322,011,435          |
|                                 | <i>Decreases in period</i>                   |                                 |                                |                                |                         |                        |
|                                 | Liquidation and dismantling                  | (312,315,125)                   | -                              | -                              | -                       | (312,315,125)          |
|                                 | Closing balance                              | <u>32,774,172,684</u>           | <u>37,973,079,838</u>          | <u>6,563,438,791</u>           | <u>2,080,733,106</u>    | <u>79,391,424,419</u>  |
| <b>NET BOOK VALUE</b>           |                                              |                                 |                                |                                |                         |                        |
|                                 | Opening balance                              | <u>11,172,004,696</u>           | <u>16,487,014,801</u>          | <u>1,782,316,160</u>           | <u>744,188,523</u>      | <u>30,185,524,180</u>  |
|                                 | Closing balance                              | <u>13,421,503,836</u>           | <u>16,828,514,163</u>          | <u>1,614,663,818</u>           | <u>673,864,617</u>      | <u>32,538,546,434</u>  |

- The net book value of tangible fixed assets pledged and mortgaged as collateral for the Company's loans was VND 18,174,628,567 as at 30 June 2026, and VND 16,993,047,931 as at 01 January 2026.

- As at 30 June 2026, the historical cost of fully depreciated tangible fixed assets still in use was VND 43,006,842,228, and as at 01 January 2026 was VND 42,694,527,103.

- Some temporarily unused assets had a carrying amount of VND 1,648,409,336 (as at 01 January 2026: VND 1,780,105,136).

## NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (continued)

## 4.12 Financial investments

## 4.12.1 Short-term held-to-maturity investments

|                   | Closing balance |                    | Opening balance |                    |
|-------------------|-----------------|--------------------|-----------------|--------------------|
|                   | Cost            | Recoverable amount | Cost            | Recoverable amount |
|                   | VND             | VND                | VND             | VND                |
| <i>Short-term</i> |                 |                    |                 |                    |
| Term Deposits (*) | -               | -                  | 3,002,908,322   | -                  |
|                   | -               | -                  | 3,002,908,322   | -                  |
|                   | -               | -                  | 3,002,908,322   | -                  |

(\*) As at 01 January 2026, this deposit was pledged as collateral for the borrowings from this bank. Details are disclosed in Note 4.19.

## 4.12.2 Equity investments in other entities

|                                             | Closing balance |                    | Opening balance |                    |
|---------------------------------------------|-----------------|--------------------|-----------------|--------------------|
|                                             | Cost            | Recoverable amount | Cost            | Recoverable amount |
|                                             | VND             | VND                | VND             | VND                |
| <i>Equity investments in other entities</i> | 1,568,600,000   | -                  | 1,568,600,000   | -                  |
| Bong Mieu Gold Mining Company Limited       | 1,568,600,000   | (i) 1,568,600,000  | 1,568,600,000   | (i) 1,568,600,000  |
|                                             | 1,568,600,000   | -                  | 1,568,600,000   | -                  |

(i) The Company has not determined the recoverable amount of its financial investments as the Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting System do not yet provide specific guidance on determining recoverable amount.

The operating status of the investee during the period was: Ceased operations

**4.13 Short-term trade payables**

|                                                         | <b>Closing balance</b><br>VND | <b>Opening balance</b><br>VND |
|---------------------------------------------------------|-------------------------------|-------------------------------|
| Vico High Quality Silica Sand Limited Liability Company | 15,479,115,920                | 8,585,626,390                 |
| Hung Dat Transportation Joint Stock Company             | 2,862,400,055                 | 4,752,115,302                 |
| Logistics Portserco Joint Stock Company                 | 3,155,736,484                 | 803,683,975                   |
| Hue Premium Silica Company Limited                      | 12,054,631,820                | -                             |
| Others                                                  | 11,092,549,479                | 1,170,559,092                 |
|                                                         | <b>44,644,433,758</b>         | <b>15,311,984,759</b>         |

**Short-term payables to related parties** (Details stated in Note 7.3)

|                      |   |
|----------------------|---|
| <b>1,541,268,000</b> | - |
|----------------------|---|

**4.14 Short-term advances from customers**

|                                  | <b>Closing balance</b><br>VND | <b>Opening balance</b><br>VND |
|----------------------------------|-------------------------------|-------------------------------|
| Viet Nam Hongjie Company Limited | 2,643,492,320                 | -                             |
| Others                           | 63,242,260                    | 78,940,660                    |
|                                  | <b>2,706,734,580</b>          | <b>78,940,660</b>             |

**Short-term advances from related parties** (Details stated in Note 7.3)

|                      |   |
|----------------------|---|
| <b>2,643,492,320</b> | - |
|----------------------|---|

**4.15 Short-term accrued expenses**

|                                                               | <b>Closing balance</b><br>VND | <b>Opening balance</b><br>VND |
|---------------------------------------------------------------|-------------------------------|-------------------------------|
| Expenses for contributions to local infrastructure budget (*) | 3,091,741,990                 | 3,091,741,990                 |
| Others                                                        | 102,145,826                   | 180,189,073                   |
|                                                               | <b>3,193,887,816</b>          | <b>3,271,931,063</b>          |

(\*) This reflects the accrued provision related to the obligation of mineral-exploiting organizations to contribute funds for investment, upgrading, maintenance, and construction of technical works and environmental protection facilities in accordance with current regulations

**4.16 Other short-term payables**

|                    | <b>Closing balance</b><br>VND | <b>Opening balance</b><br>VND |
|--------------------|-------------------------------|-------------------------------|
| Trade union funds  | 308,294,748                   | 226,578,688                   |
| Insurance payables | 208,253,832                   | -                             |
| Others             | 292,849,664                   | 323,613,909                   |
|                    | <b>809,398,244</b>            | <b>550,192,597</b>            |

## NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (continued)

## 4.17 Short-term provisions

|                                                       | Closing balance   | Increases | Decreases        | Opening balance    |
|-------------------------------------------------------|-------------------|-----------|------------------|--------------------|
|                                                       | VND               | VND       | VND              | VND                |
| Environmental recovery expenses for Thang Binh Area C | 99,353,549        | -         | 3,186,296        | 102,539,845        |
|                                                       | <u>99,353,549</u> | <u>-</u>  | <u>3,186,296</u> | <u>102,539,845</u> |

## 4.18 Taxes and other receivables, payables to the State budget

|                                  | Closing balance    |                      | During the period    |                       | Opening balance    |                      |
|----------------------------------|--------------------|----------------------|----------------------|-----------------------|--------------------|----------------------|
|                                  | Receivables<br>VND | Payables<br>VND      | Amount paid<br>VND   | Amount payable<br>VND | Receivables<br>VND | Payables<br>VND      |
| Value added tax                  | 296,582            | -                    | 282,255,434          | 95,038,626            | -                  | 186,920,226          |
| Import and export taxes          | 61,365,450         | -                    | -                    | -                     | 61,365,450         | -                    |
| Corporate income tax             | -                  | 81,819,634           | 309,082,443          | 341,284,147           | -                  | 49,617,930           |
| Personal income tax              | 58,345,463         | 1,086,101            | 142,740,436          | 68,031,201            | -                  | 17,449,873           |
| Tax on use of natural resources  | 436,853,124        | -                    | 22,578,000           | 29,221,200            | 443,496,324        | -                    |
| Land tax                         | -                  | 2,257,681,950        | 3,468,075,499        | 4,521,905,071         | -                  | 1,203,852,378        |
| Fees, charges and other payables | 8,904,410          | 190,458,700          | 3,527,982,370        | 3,580,298,000         | 8,904,410          | 138,143,070          |
|                                  | <u>565,765,029</u> | <u>2,531,046,385</u> | <u>7,752,714,182</u> | <u>8,635,778,245</u>  | <u>513,766,184</u> | <u>1,595,983,477</u> |

The Company's tax finalisation will be subject to examination by the tax authorities. As the application of tax laws and regulations to different types of transactions may be interpreted in different ways, the tax amounts presented in the financial statements may be changed by a decision of the tax authorities.

## NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (continued)

## 4.19 Borrowings and finance lease liabilities

## 4.19.1 Short-term borrowings and finance lease liabilities

|                                                                                                | Closing balance       | During the period    |                       | Opening balance       |
|------------------------------------------------------------------------------------------------|-----------------------|----------------------|-----------------------|-----------------------|
|                                                                                                | Amount<br>VND         | Increases<br>VND     | Decreases<br>VND      | Amount<br>VND         |
| <b>Short-term borrowings</b>                                                                   |                       |                      |                       |                       |
| Joint Stock Commercial Bank For Investment and Development of Vietnam - Quang Nam Branch (i)   | 10,493,360,371        | 10,493,360,371       | 17,656,880,202        | 17,656,880,202        |
| Vietnam-Asia Commercial Joint Stock Bank - Ha Dong Branch (ii)                                 | -                     | -                    | 2,424,097,875         | 2,424,097,875         |
| <b>Long-term debts due for payment</b>                                                         |                       |                      |                       |                       |
| Joint Stock Commercial Bank For Investment and Development Of Vietnam - Quang Nam Branch (iii) | 10,493,360,371        | 10,493,360,371       | 15,232,782,327        | 15,232,782,327        |
| Vietnam-Asia Commercial Joint Stock Bank - Ha Dong Branch (iv)                                 | 2,725,000,000         | 1,345,000,000        | 1,415,000,000         | 2,795,000,000         |
| Chaillease International Leasing Company Limited - Hanoi Branch (v)                            | 485,000,000           | 225,000,000          | 295,000,000           | 555,000,000           |
|                                                                                                | 2,240,000,000         | 1,120,000,000        | 1,120,000,000         | 2,240,000,000         |
|                                                                                                | -                     | -                    | 3,085,497,606         | 3,085,497,606         |
|                                                                                                | <b>13,218,360,371</b> | <b>1,345,000,000</b> | <b>22,157,377,808</b> | <b>23,537,377,808</b> |

## 4.19.2 Long-term borrowings and finance lease liabilities

|                                                                                                | Closing balance      | During the period |                      | Opening balance      |
|------------------------------------------------------------------------------------------------|----------------------|-------------------|----------------------|----------------------|
|                                                                                                | Amount<br>VND        | Increases<br>VND  | Decrease<br>VND      | Amount<br>VND        |
| <b>Long-term borrowings</b>                                                                    |                      |                   |                      |                      |
| Joint Stock Commercial Bank For Investment and Development of Vietnam - Quang Nam Branch (iii) | 7,952,500,000        | -                 | 1,345,000,000        | 9,297,500,000        |
| Vietnam-Asia Commercial Joint Stock Bank - Ha Dong Branch (iv)                                 | 112,500,000          | -                 | 225,000,000          | 337,500,000          |
|                                                                                                | 7,840,000,000        | -                 | 1,120,000,000        | 8,960,000,000        |
|                                                                                                | <b>7,952,500,000</b> | <b>-</b>          | <b>1,345,000,000</b> | <b>9,297,500,000</b> |

(i) The short-term loan from Joint Stock Commercial Bank for Investment and Development of Vietnam – Quang Nam Branch (“BIDV Quang Nam”) under Credit Line Agreement No. 01/2024/586184/HDTD dated 28 November 2024 for the purpose of supplementing working capital, guarantees, and opening LCs, with a maximum regular credit line limit of VND 35,000,000,000. The credit line term is 12 months from the contract signing date. The loan term of each drawdown is specified in the respective debt acknowledgment note.

As at 31 December 2025, the Company’s property, plant and equipment had a carrying amount of VND 12,546,371,654 (Note 4.11); short-term receivables and inventories had a minimum total value of VND 14,650,905,214 (Notes 4.2 and 4.6); and the Company held the mineral exploitation right at Zone C, Huong An white sand mine in Thang Binh Commune, Da Nang City.

(ii) The short-term loan from Vietnam Asia Joint Stock Commercial Bank – Ha Dong Branch under Credit Line Agreement No. 520-018/25/HDTD dated 04 April 2025 for the purpose of supplementing working capital, guarantees, and opening LCs, with a maximum regular credit line limit of VND 31,000,000,000. The credit line term is 12 months from the contract signing date. The loan term of each drawdown is specified in the respective debt acknowledgment note. The loan interest rate is determined at the time of disbursement according to the bank’s interest rate announcement for each period and recorded in the respective debt acknowledgment note. Interest is payable on the 25th day of each month. Collateral: 2,117,338 shares of Quang Nam Mineral Engineering Joint Stock Company listed on the Hanoi Stock Exchange (HNX), owned by VP Silica Joint Stock Company.

(iii) The long-term loans from Joint Stock Commercial Bank for Investment and Development of Vietnam – Quang Nam Branch – Quang Nam Branch under the following agreements:

- Credit Agreement No. 01/2021/586184/HDTD dated 22 July 2021 for the purchase of a Ford Everest Titanium 2.0L AT 4x2 vehicle, with a total loan amount of VND 700,000,000 and a loan term of 5 years from the first disbursement date. The lending interest rate was 8% per annum from the disbursement date until 30 June 2022, and from 01 July 2022 onwards a floating interest rate adjusted every 6 months, equal to the 24-month savings deposit rate for individuals (interest paid at maturity) plus a minimum bank fee of 3% per annum. The interest rate applicable as at 30 June 2026 was 7.7% per annum. Interest is payable on the 25<sup>th</sup> day of each month. Collateral: Ford Everest Titanium 2.0L AT 4x2 vehicle.

- Credit Agreement No. 01/2023/586184/HDTD dated 11 July 2023 for the purchase of two LIUGONG wheel loaders, with a total loan amount of VND 1,800,000,000 and a loan term of 4 years from the first disbursement date. The lending interest rate was 9% per annum from the disbursement date until 30 June 2024, and from 01 July 2024 onwards a floating interest rate adjusted every 6 months, equal to the 24-month savings deposit rate for individuals (interest paid at maturity) plus a minimum bank fee of 3.5% per annum. The interest rate applicable as at 30 June 2026 was 9% per annum. Interest is payable on the 25<sup>th</sup> day of each month. Collateral: two LIUGONG wheel loaders.

(iv) The loan from Vietnam Asia Joint Stock Commercial Bank – Ha Dong Branch with a loan amount of VND 11,200,000,000, disbursed once under Debt Acknowledgment Note No. 520-135/25/HDTD/GNN-01 dated 16 December 2025, for the purpose of reimbursing environmental restoration deposits (second deposit per Confirmation No. 21/XN-QBVM dated 23 April 2024 and third deposit per Confirmation No. 19/XN-QBVM dated 21 February 2025). The loan term is 60 months from 17 December 2025 to 16 December 2030. The lending interest rate as at 30 June 2026 was 10.42% per annum. The loan is repayable quarterly on the 25th day of the last month of each quarter, with principal repayment of VND 560,000,000 per installment, the first principal repayment date being 25 March 2026.

Collateral: 2,117,338 shares of Quang Nam Mineral Industry Corporation listed on HNX, owned by VP Silica Joint Stock Company.

(v) Reflects the finance lease liabilities from Chaillease International Leasing Co., Ltd. Vietnam – Hanoi Branch, with original lease principals of VND 10,718,977,264, VND 3,008,527,866, and VND 3,579,868,600, with lease terms of 3 years, 3 years, and 4 years respectively from the lease commencement dates. Lease principal and interest are payable on the 25th day of each month. As at 30 June 2026, the outstanding balance of these finance lease liabilities was VND 0.

QUANG NAM MINERAL INDUSTRY CORPORATION  
NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (continued)

4.20 Owner's equity

4.20.1 Reconciliation table of equity

|                                          | Owner's<br>contributed<br>capital | Share<br>Premium | Other equity  | Treasury shares | Other<br>owner's<br>capital | Retained<br>Earnings | Total            |
|------------------------------------------|-----------------------------------|------------------|---------------|-----------------|-----------------------------|----------------------|------------------|
|                                          | VND                               | VND              | VND           | VND             | VND                         | VND                  | VND              |
| Prior year's<br>opening balance          | 55,449,460,000                    | -                | 1,219,162,500 | (413,094,230)   | 401,117,136                 | 35,205,237,472       | 91,861,882,878   |
| Increase in the year                     | 30,328,240,000                    | (110,000,000)    | -             | -               | -                           | -                    | 30,218,240,000   |
| - Profit for the year                    | -                                 | -                | -             | -               | -                           | 1,466,422,442        | 1,466,422,442    |
| - Increase in capital<br>during the year | 30,328,240,000                    | (110,000,000)    | -             | -               | -                           | -                    | 30,218,240,000   |
| Decrease in the year                     | -                                 | -                | -             | -               | -                           | (30,328,240,000)     | (30,328,240,000) |
| - Distribution of<br>dividends in shares | -                                 | -                | -             | -               | -                           | (30,328,240,000)     | (30,328,240,000) |
| Prior year's<br>closing balance          | 85,777,700,000                    | (110,000,000)    | 1,219,162,500 | (413,094,230)   | 401,117,136                 | 6,343,419,914        | 93,218,305,320   |
| Current period's<br>opening balance      | 85,777,700,000                    | (110,000,000)    | 1,219,162,500 | (413,094,230)   | 401,117,136                 | 6,343,419,914        | 93,218,305,320   |
| Decrease in the<br>period                | -                                 | -                | -             | -               | -                           | (25,284,903,648)     | (25,284,903,648) |
| - Loss for the period                    | -                                 | -                | -             | -               | -                           | (25,284,903,648)     | (25,284,903,648) |
| Current period's<br>closing balance      | 85,777,700,000                    | (110,000,000)    | 1,219,162,500 | (413,094,230)   | 401,117,136                 | (18,941,483,734)     | 67,933,401,672   |

4.20.2 Details of Owner's Capital Contributions

|                                                  | Closing balance  |                            |             | Opening balance  |                            |             |
|--------------------------------------------------|------------------|----------------------------|-------------|------------------|----------------------------|-------------|
|                                                  | Number           | Actual contributed capital | Ratio       | Number           | Actual contributed capital | Ratio       |
|                                                  | Shares           | VND                        | %           | Shares           | VND                        | %           |
| Viet Phuong Investment Group Joint Stock Company | 2,196,861        | 21,968,610,000             | 25.61%      | 2,196,861        | 21,968,610,000             | 25.61%      |
| VP Silica Joint Stock Company                    | 2,117,338        | 21,173,380,000             | 24.68%      | 2,117,338        | 21,173,380,000             | 24.68%      |
| Mr. Nguyen Ba Phong                              | 909,695          | 9,096,950,000              | 10.61%      | 909,695          | 9,096,950,000              | 10.61%      |
| Mr. Le Tuan Diep                                 | 531,425          | 5,314,250,000              | 6.20%       | 531,425          | 5,314,250,000              | 6.20%       |
| Others                                           | 2,792,126        | 27,921,260,000             | 32.55%      | 2,792,126        | 27,921,260,000             | 32.55%      |
| Treasury shares                                  | 30,325           | 303,250,000                | 0.35%       | 30,325           | 303,250,000                | 0.35%       |
|                                                  | <b>8,577,770</b> | <b>85,777,700,000</b>      | <b>100%</b> | <b>8,577,770</b> | <b>85,777,700,000</b>      | <b>100%</b> |

4.20.3 Capital transactions with owners and distribution of dividends and profits.

|                                                     | Current period<br>VND | Prior period<br>VND |
|-----------------------------------------------------|-----------------------|---------------------|
| <b>Owner's invested equity</b>                      |                       |                     |
| Capital contribution at the beginning of the period | 85,777,700,000        | 55,449,460,000      |
| Contributed capital increased during the period     | -                     | -                   |
| Contributed capital decreased during the period     | -                     | -                   |
| Capital contribution at the end of the period       | 85,777,700,000        | 55,449,460,000      |
| <b>Dividends or distributed profits</b>             | -                     | -                   |

4.20.4 Shares

|                                                    | Closing balance<br>Shares | Opening balance<br>Shares |
|----------------------------------------------------|---------------------------|---------------------------|
| <b>Number of shares registered for issuance</b>    | <b>8,577,770</b>          | <b>8,577,770</b>          |
| <b>Number of shares issued to the public</b>       | <b>8,577,770</b>          | <b>8,577,770</b>          |
| - Ordinary shares                                  | 8,577,770                 | 8,577,770                 |
| <b>Number of shares repurchased</b>                | <b>30,325</b>             | <b>30,325</b>             |
| - Ordinary shares                                  | 30,325                    | 30,325                    |
| <b>Number of outstanding shares in circulation</b> | <b>8,547,445</b>          | <b>8,547,445</b>          |
| - Ordinary shares                                  | 8,547,445                 | 8,547,445                 |

An ordinary share has par value of 10,000 VND/share.

4.20.5 Profit distribution

|                                                                             | Current period<br>VND   | Prior period<br>VND   |
|-----------------------------------------------------------------------------|-------------------------|-----------------------|
| Undistributed profit at the beginning of the period                         | 6,343,419,914           | 35,205,237,472        |
| Loss from business activities in the period                                 | (25,284,903,648)        | 8,173,023,222         |
| Other adjustments to decrease profit                                        | -                       | -                     |
| Profit distributed as dividends and appropriated to funds during the period | (18,941,483,734)        | 43,378,260,694        |
| <b>Undistributed remaining profit</b>                                       | <b>(18,941,483,734)</b> | <b>43,378,260,694</b> |

4.21 Off-balance sheet items

(a) Operating lease assets

|                                                                                               | Closing balance<br>VND | Opening balance<br>VND |
|-----------------------------------------------------------------------------------------------|------------------------|------------------------|
| <b>Total future minimum lease payments under non-cancellable operating leases by maturity</b> |                        |                        |
| Within one year                                                                               | 242,011,883            | 326,167,204            |
| From 01 to 05 years                                                                           | 968,047,534            | 1,112,668,816          |
| Over 5 years                                                                                  | 6,992,592,732          | 8,377,995,597          |

(b) Foreign currencies

|     | Closing balance | Opening balance |
|-----|-----------------|-----------------|
| USD | 1,004.77        | 1,053.17        |

5. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE INTERIM CONSOLIDATED STATEMENT OF PROFIT AND LOSS

5.1 Revenue from goods sold and services rendered

|                                                                  | Current period<br>VND | Prior period<br>VND    |
|------------------------------------------------------------------|-----------------------|------------------------|
| Revenue from sale of goods and finished products                 | 31,114,749,955        | 74,269,034,139         |
| - Revenue from sale of processed white sand                      | 30,833,731,774        | 73,569,661,049         |
| - Revenue from sale of silica powder                             | -                     | 616,464,000            |
| - Revenue from sale of dried white sand                          | 281,018,181           | 82,909,090             |
| Revenue from services and other income                           | 18,401,658,561        | 26,410,689,827         |
|                                                                  | <b>49,516,408,516</b> | <b>100,679,723,966</b> |
| <b>Revenue from related parties (Details stated in Note 7.3)</b> | <b>1,309,846,000</b>  | <b>72,792,884,209</b>  |

**5.2 Cost of goods sold and services rendered**

|                                           | Current period<br>VND        | Prior period<br>VND          |
|-------------------------------------------|------------------------------|------------------------------|
| Cost of goods sold                        | 45,955,693,269               | 53,515,009,294               |
| - Cost of processed white sand sold       | 45,782,550,106               | 52,801,658,456               |
| - Cost of silica powder sold              | -                            | 616,464,000                  |
| - Cost of dried white sand sold           | 173,143,163                  | 96,886,838                   |
| Cost of services rendered                 | 16,462,888,637               | 24,640,391,937               |
| Allowances for devaluation of inventories | -                            | (101,033,903)                |
|                                           | <b><u>62,418,581,906</u></b> | <b><u>78,054,367,328</u></b> |

**5.3 Financial income**

|                                     | Current period<br>VND     | Prior period<br>VND       |
|-------------------------------------|---------------------------|---------------------------|
| Interest on non-term deposits       | 2,419,137                 | 1,301,787                 |
| Accrued interest on margin deposits | 723,647,776               | 871,041,060               |
|                                     | <b><u>726,066,913</u></b> | <b><u>872,342,847</u></b> |

**5.4 Financial expenses**

|                  | Current period<br>VND       | Prior period<br>VND         |
|------------------|-----------------------------|-----------------------------|
| Interest expense | 1,052,048,968               | 1,648,637,015               |
|                  | <b><u>1,052,048,968</u></b> | <b><u>1,648,637,015</u></b> |

**5.5 General administrative expenses**

|                               | Current period<br>VND        | Prior period<br>VND          |
|-------------------------------|------------------------------|------------------------------|
| Administrative staff expenses | 3,412,288,126                | 3,671,714,315                |
| Fixed asset depreciation      | 190,770,726                  | 200,795,616                  |
| Provisions                    | -                            | (127,804,024)                |
| External service costs        | 675,139,302                  | 1,813,917,000                |
| Other                         | 6,983,246,579                | 6,771,028,233                |
|                               | <b><u>11,261,444,733</u></b> | <b><u>12,329,651,140</u></b> |

**5.6 Other expenses**

|                                               | Current period<br>VND     | Prior period<br>VND       |
|-----------------------------------------------|---------------------------|---------------------------|
| Late payment expenses for taxes and insurance | 251,995,699               | 108,373,503               |
| Fixed asset depreciation                      | 131,697,800               | 131,973,374               |
|                                               | <b><u>383,693,499</u></b> | <b><u>240,346,877</u></b> |

**5.7 Corporate income tax expenses**

|                                          | Current period<br>VND | Prior period<br>VND  |
|------------------------------------------|-----------------------|----------------------|
| Current income tax of the parent company | 341,284,147           | 1,034,930,835        |
|                                          | <u>341,284,147</u>    | <u>1,034,930,835</u> |

**5.8 Basic/ Diluted earnings per share**

|                                                                                                            | Current period<br>VND | Prior period<br>VND |
|------------------------------------------------------------------------------------------------------------|-----------------------|---------------------|
| Profit before tax                                                                                          | (25,284,903,648)      | 8,173,023,222       |
| Adjustments to accounting profit or loss to determine profit or loss attributable to ordinary shareholders | -                     | -                   |
| Profit or loss attributable to ordinary shareholders                                                       | (25,284,903,648)      | 8,173,023,222       |
| Average ordinary shares in circulation for the period (shares)                                             | 8,547,662             | 8,547,662           |
| <b>Basic earnings per share</b>                                                                            | <u>(2,958)</u>        | <u>956</u>          |
| <b>Diluted earnings per share</b>                                                                          | <u>(2,958)</u>        | <u>956</u>          |

**6. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE INTERIM CONSOLIDATED CASH FLOW STATEMENTS**

**6.1 Actual borrowings proceeds received during the period**

|                                                 | Current period<br>VND | Prior period<br>VND   |
|-------------------------------------------------|-----------------------|-----------------------|
| Proceeds from borrowings under normal contracts | 10,493,360,371        | 59,679,961,679        |
|                                                 | <u>10,493,360,371</u> | <u>59,679,961,679</u> |

**6.2 Amount of borrowings principal actually repaid during the period**

|                                                | Current period<br>VND | Prior period<br>VND   |
|------------------------------------------------|-----------------------|-----------------------|
| Repayment of borrowings under normal contracts | 19,071,880,202        | 39,219,151,028        |
|                                                | <u>19,071,880,202</u> | <u>39,219,151,028</u> |

**7. OTHER INFORMATION**

**7.1. Commitments**

**Operating lease commitments**

The Company entered into land lease agreements in Quang Nam Province (currently Da Nang City) with a total area of 386,261 m<sup>2</sup> for non-agricultural business purposes (white sand mining), construction of factories, offices, and wastewater ponds related to white sand screening. Under these agreements, the Company is required to pay annual land rental fees until the expiry date of the contracts in accordance with state regulations.

## 7.2. Events arising after the reporting period

On 14 August 2026, the Company's Board of Directors approved Resolution No. 09/NQ2026-HDQT regarding the termination of the implementation of the Feldspar investment project – to divest or dissolve Dai Loc Feldspar Company Limited, and Resolution No. 10/NQ2026-HDQT regarding the dissolution of the Company's affiliated branches.

Apart from the above-mentioned event, the Company's Management Board confirms that, in the opinion of the Management Board, on a materiality basis, there were no unusual events occurring after the end of the reporting period that would affect the Company's financial position and operations requiring adjustment or disclosure in these interim consolidated financial statements.

## 7.3. Transactions and Balances with Related Parties

Related parties of the Company include key management personnel, individuals related to key management personnel, and other related parties.

### 7.3.1 Transactions and Balances with Key Management Personnel and Their Related Parties

Key management personnel include members of the Board of Directors, members of the Executive Board (the Board of Management, the Board of Supervisors, and the Chief Accountant). Related parties of key management personnel comprise close family members of key management personnel.

#### *Remuneration of Key Management Personnel:*

The remuneration of the members of the Board of Directors, the Supervisory Board, the General Directorate, and the Chief Accountant during the accounting period was as follows:

| Name                                                | Position                    | Current period<br>VND | Prior period<br>VND |
|-----------------------------------------------------|-----------------------------|-----------------------|---------------------|
| <b>The Board of Directors</b>                       |                             | <b>340,554,000</b>    | <b>434,791,000</b>  |
| Mr. Nguyen Huy Cuong                                | Chairman                    | -                     | -                   |
| Ms. Le Thi Thu Huong                                | Chairwoman                  | 36,000,000            | 36,000,000          |
| Mr. Pham Ngoc An                                    | Member/ General<br>Director | 250,554,000           | 356,791,000         |
| Mr. Nguyen The Lam                                  | Member                      | 18,000,000            | 18,000,000          |
| Mr. Nguyen Anh Nguyen                               | Member                      | 18,000,000            | 18,000,000          |
| Mr. Ngo Phuong Chi                                  | Member                      | 18,000,000            | -                   |
| Mr. Nguyen Van Viet                                 | Member                      | -                     | 6,000,000           |
| <b>The Board of Supervisors</b>                     |                             | <b>48,000,000</b>     | <b>48,000,000</b>   |
| Ms. Le Thi Hanh                                     | Head of Department          | 18,000,000            | 18,000,000          |
| Mr. Nguyen Anh Tai                                  | Member                      | 15,000,000            | 15,000,000          |
| Mr. Nguyen Van Dung                                 | Member                      | 15,000,000            | 15,000,000          |
| <b>The Board of Management and Chief Accountant</b> |                             | <b>356,668,800</b>    | <b>509,869,000</b>  |
| Mr. Tran Thanh Son                                  | Deputy General<br>Director  | 235,404,000           | 339,791,000         |
| Mr. Phan Minh Tuan                                  | Chief Accountant            | 121,264,800           | 170,078,000         |
| <b>Total</b>                                        |                             | <b>745,222,800</b>    | <b>992,660,000</b>  |

#### *Transactions with key management personnel and parties related to key management personnel.*

The Company did not incur any transactions relating to sales of goods or provision of services to key management personnel and individuals related to key management personnel.

#### *Balances with key management personnel and individuals related to key management personnel.*

The Company had no outstanding balances with key management personnel and individuals related to key management personnel.

## NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (continued)

## 7.3.2 Transactions and Balances with Other Related Parties

Other related parties of the Company include enterprises and individuals that have direct or indirect control over the Company, are controlled by the Company, or are under common control with the Company, including the parent company and other companies within the same group.

*List of Related Parties*

| Other related parties                            | Address | Relationship                                 |
|--------------------------------------------------|---------|----------------------------------------------|
| Viet Phuong Investment Group Joint Stock Company | Ha Noi  | A major shareholder                          |
| VP Silica Joint Stock Company                    | Ha Noi  | A major shareholder                          |
| Viet Nam Hongjie Company Limited                 | Da Nang | Company with common key management personnel |
| National Securities Joint Stock Company          | Ha Noi  | Company with common key management personnel |
| Hung Vuong Insurance Joint Stock Corporation     | Ha Noi  | Company with common key management personnel |

*Transactions with Other Related Parties*

During the current reporting period, the Company entered into significant transactions primarily with related companies as follows:

| Revenue from goods sold and services rendered    | Description                                                | Current period<br>VND | Prior period<br>VND   |
|--------------------------------------------------|------------------------------------------------------------|-----------------------|-----------------------|
| VP Silica Joint Stock Company                    | Revenue from sale of goods and finished products           | -                     | 68,445,194,709        |
| Viet Nam Hongjie Company Limited                 | Revenue from sale of goods and finished products           | 1,309,846,000         | 4,347,689,500         |
|                                                  |                                                            | <u>1,309,846,000</u>  | <u>72,792,884,209</u> |
| Purchase of goods and services                   | Description                                                | Current period<br>VND | Prior period<br>VND   |
| VP Silica Joint Stock Company                    | Purchase of goods and services                             | -                     | 1,078,512,260         |
| Viet Phuong Investment Group Joint Stock Company | Acquisition of fixed assets                                | 1,427,100,000         | 459,670,640           |
| National Securities Joint Stock Company          | Fees for issuance services                                 | -                     | 142,272,727           |
|                                                  |                                                            | <u>1,427,100,000</u>  | <u>1,680,455,627</u>  |
| Other transactions                               | Description                                                | Current period<br>VND | Prior period<br>VND   |
| Viet Nam Hongjie Company Limited                 | Cash received / advance received for provision of services | 16,590,907,837        | 4,754,151,970         |
|                                                  | Cash transfer                                              | 7,450,000,000         | 600,000,000           |
| National Securities Joint Stock Company          | Advance payment / cash paid for provision of services      | -                     | 145,000,000           |
| Viet Phuong Investment Group Joint Stock Company | Payment for goods                                          | -                     | 505,637,704           |

## NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (continued)

*Balances of receivables/(payables) with other related parties.*

| Short-term trade receivables     | Description                                                           | Closing balance<br>VND | Opening balance<br>VND |
|----------------------------------|-----------------------------------------------------------------------|------------------------|------------------------|
| Viet Nam Hongjie Company Limited | Receivables from sale of semi-finished products / processing of goods | -                      | 5,056,584,917          |
|                                  |                                                                       | <u>-</u>               | <u>5,056,584,917</u>   |

| Short-term advances to suppliers | Description                                                                    | Closing balance<br>VND | Opening balance<br>VND |
|----------------------------------|--------------------------------------------------------------------------------|------------------------|------------------------|
| Viet Nam Hongjie Company Limited | Advance received for sale of goods and finished products / processing services | 5,140,000,000          | 5,140,000,000          |
|                                  |                                                                                | <u>5,140,000,000</u>   | <u>5,140,000,000</u>   |

| Short-term trade payables                        | Description                 | Closing balance<br>VND | Opening balance<br>VND |
|--------------------------------------------------|-----------------------------|------------------------|------------------------|
| Viet Phuong Investment Group Joint Stock Company | Acquisition of fixed assets | 1,541,268,000          | -                      |
|                                                  |                             | <u>1,541,268,000</u>   | <u>-</u>               |

| Short-term advances from customers | Description                             | Closing balance<br>VND | Opening balance<br>VND |
|------------------------------------|-----------------------------------------|------------------------|------------------------|
| Viet Nam Hongjie Company Limited   | Advance payment for processing services | 2,643,492,320          | -                      |
|                                    |                                         | <u>2,643,492,320</u>   | <u>-</u>               |

**7.4. Information of department**

The company is not required to prepare segment reports because it does not satisfy one of the three conditions for preparing segment reports by geographical area as prescribed in Circular 20/2006/TT-BTC dated 20 March 2006 of the Ministry of Finance regarding guidance on the implementation of six (06) accounting standards issued under Decision No. 12/2005/QĐ-BTC dated 15 February 2005 of the Ministry of Finance.

## NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (continued)

## 7.5. Comparative information

The comparative figures in the consolidated statement of financial position are those in the Company's consolidated financial statements for the year 2025 audited by Deloitte Vietnam Company Limited. The comparative figures in the consolidated statement of profit and loss and the consolidated statement of cash flows are those in the Company's interim consolidated financial statements for the accounting period ended 30 June 2025 reviewed by Deloitte Vietnam Company Limited. Certain line items have been restated to comply with Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance. Details are disclosed in Appendix 01.



Preparer

Truong Thao Nguyen



Chief Accountant

Phan Minh Tuan



General Director

Pham Ngoc An

Da Nang, Viet Nam

27 August 2026

Appendix 01: Restatement of certain items to conform with Circular No. 43/2026/TT-BTC dated 20 April 2026, for comparison with the figures of this period:

| Consolidated financial statements for the financial year ended 31 December 2025 |            |                        | Restatement in accordance with Circular No.43/2026/TT-BTC |            |                        |
|---------------------------------------------------------------------------------|------------|------------------------|-----------------------------------------------------------|------------|------------------------|
| Items                                                                           | Code       | Amount                 | Items                                                     | Code       | Amount                 |
| Interim Consolidated Balance Sheet                                              |            |                        | Interim Consolidated Statement of Financial Position      |            |                        |
| <b>ASSETS</b>                                                                   |            |                        | <b>ASSETS</b>                                             |            |                        |
| Other short-term receivables                                                    | 136        | 4,154,181,844          | Other short-term receivables                              | 135        | 4,154,181,844          |
| Short-term allowances for doubtful debts                                        | 137        | (3,195,280,320)        | Short-term allowances for doubtful debts                  | 136        | (3,195,280,320)        |
| Allowances for devaluation of inventories                                       | 149        | (998,564,894)          | Allowances for devaluation of inventories                 | 142        | (998,564,894)          |
| <b>Other short-term assets</b>                                                  | <b>150</b> | <b>782,674,615</b>     | <b>Other short-term assets</b>                            | <b>160</b> | <b>782,674,615</b>     |
| Short-term prepaid expenses                                                     | 151        | 265,810,643            | Short-term prepaid expenses                               | 161        | 265,810,643            |
| Value added tax deductibles                                                     | 152        | 3,097,788              | Value added tax deductibles                               | 162        | 3,097,788              |
| Short-term taxes and amounts receivables from the State                         | 153        | 513,766,184            | Short-term taxes and amounts receivables from the State   | 163        | 513,766,184            |
| Other long-term receivables                                                     | 216        | 42,717,794,433         | Other long-term receivables                               | 215        | 42,717,794,433         |
| <b>Long-term work in progress</b>                                               | <b>240</b> | <b>6,352,102,655</b>   | <b>Long-term work in progress</b>                         | <b>250</b> | <b>6,352,102,655</b>   |
| Construction in progress                                                        | 242        | 6,352,102,655          | Construction in progress                                  | 252        | 6,352,102,655          |
| <b>Long-term financial investments</b>                                          | <b>250</b> | <b>-</b>               | <b>Long-term financial investments</b>                    | <b>260</b> | <b>-</b>               |
| Equity investments in other entities                                            | 253        | 1,568,600,000          | Equity investments in other entities                      | 263        | 1,568,600,000          |
| Allowances for impairment of long-term assets                                   | 254        | (1,568,600,000)        | Allowances for impairment of long-term assets             | 264        | (1,568,600,000)        |
| <b>Other long-term assets</b>                                                   | <b>260</b> | <b>8,133,553,181</b>   | <b>Other long-term assets</b>                             | <b>270</b> | <b>8,133,553,181</b>   |
| Long-term prepaid expenses                                                      | 261        | 8,117,431,181          | Long-term prepaid expenses                                | 271        | 8,117,431,181          |
| Other long-term assets                                                          | 268        | 16,122,000             | Other long-term assets                                    | 274        | 16,122,000             |
| <b>TOTAL ASSETS</b>                                                             | <b>270</b> | <b>151,010,256,738</b> | <b>TOTAL ASSETS</b>                                       | <b>280</b> | <b>151,010,256,738</b> |

## NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (continued)

Consolidated financial statements for the financial year  
ended 31 December 2025

| Items                                                        | Code | Amount         |
|--------------------------------------------------------------|------|----------------|
| <b>RESOURCES</b>                                             |      |                |
| Short-term taxes and amounts payable to the State            | 313  | 1,595,983,477  |
| Payables to employees                                        | 314  | 2,263,502,996  |
| Short-term accrued expenses                                  | 315  | 3,271,931,063  |
| Other short-term payables                                    | 319  | 550,192,597    |
| Short-term borrowings and finance lease liabilities          | 320  | 23,537,377,808 |
| Short-term provisions                                        | 321  | 102,539,845    |
| Long-term borrowings and finance lease liabilities           | 338  | 9,297,500,000  |
| Deferred tax liabilities                                     | 341  | 1,781,998,213  |
| Treasury shares                                              | 415  | (413,094,230)  |
| Other owner's capital                                        | 420  | 401,117,136    |
| Retained earnings                                            | 421  | 6,343,419,914  |
| - Retained earnings/(losses) accumulated to the prior period | 421a | 4,876,997,472  |
| - Retained earnings/(losses) of the current period           | 421b | 1,466,422,442  |
| Construction investment fund                                 | 422  | 1,219,162,500  |

## Restatement in accordance with Circular No.43/2026/TT-BTC

| Items                                                        | Code | Amount         | Difference      |
|--------------------------------------------------------------|------|----------------|-----------------|
| <b>RESOURCES</b>                                             |      |                |                 |
| Short-term taxes and amounts payable to the State            | 314  | 1,595,983,477  | -               |
| Payables to employees                                        | 315  | 2,263,502,996  | -               |
| Short-term accrued expenses                                  | 316  | 3,271,931,063  | -               |
| Other short-term payables                                    | 320  | 550,192,597    | -               |
| Short-term borrowings and finance lease liabilities          | 321  | 23,537,377,808 | -               |
| Short-term provisions                                        | 322  | 102,539,845    | -               |
| Long-term borrowings and finance lease liabilities           | 339  | 9,297,500,000  | -               |
| Deferred tax liabilities                                     | 342  | 1,781,998,213  | -               |
| Other equity                                                 | 414  | 1,219,162,500  | (1,219,162,500) |
| Treasury shares                                              | 415  | (413,094,230)  | -               |
| Other owner's capital                                        | 419  | 401,117,136    | -               |
| Retained earnings                                            | 420  | 6,343,419,914  | -               |
| - Retained earnings/(losses) accumulated to the prior period | 420a | 4,876,997,472  | -               |
| - Retained earnings/(losses) of the current period           | 420b | 1,466,422,442  | -               |
|                                                              |      |                | 1,219,162,500   |

## NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENT (continued)

Interim consolidated financial statements for six- month  
accounting period ended 30 June 2025

| Items                                                     | Code | Amount        |
|-----------------------------------------------------------|------|---------------|
| <b>Interim Consolidated Statements of Profit and Loss</b> |      |               |
| Financial income                                          | 21   | 872,342,847   |
| Financial expenses                                        | 22   | 1,648,637,015 |
| <i>In which: Interest expense</i>                         | 23   | 1,648,637,015 |

**Interim Consolidated Statements of Cash Flows**

|                            |    |                 |
|----------------------------|----|-----------------|
| Change in prepaid expenses | 12 | (1,265,700,212) |
| Interest paid              | 14 | (1,639,679,253) |

## Restatement in accordance with Circular No.43/2026/TT-BTC

| Items                                                         | Code | Amount        | Difference |
|---------------------------------------------------------------|------|---------------|------------|
| <b>Interim Consolidated Statements of Profit and Loss</b>     |      |               |            |
| Gains/losses from sale and liquidation of investment property | 21   |               |            |
| Financial income                                              | 22   | 872,342,847   | -          |
| Financial expenses                                            | 23   | 1,648,637,015 | -          |
| <i>In which: Interest expense</i>                             | 24   | 1,648,637,015 | -          |

**Interim Consolidated Statements of Cash Flows**

|                            |    |                 |   |
|----------------------------|----|-----------------|---|
| Change in prepaid expenses | 12 | (1,265,700,212) | - |
| Interest paid              | 14 | (1,639,679,253) | - |