HAGL Group

No. 174/2025/CV-HAGL

(Re: Explanation of the reviewed consolidated semi-annual financial statement 2026)

THE SOCIALIST REPUBLIC OF VIET NAM

Independence - Freedom - Happiness

Gia Lai, 28 August, 2026

To: - **The State Securities Commission**
- **Ho Chi Minh Stock Exchange**

Hoang Anh Gia Lai Joint Stock Company ("the Company") (Stock code: HAG) would like to explanation for the variance in operating results in the reviewed consolidated semi-annual financial statement ("FS") 2026 as follows:

Unit: VND billion

Item	The reviewed consolidated semi-annual FS 2026	The reviewed consolidated semi-annual FS 2025	Movement
Net profit after corporate income tax	2,204	880	1,324

The fluctuation was mainly driven by other activities, primarily resulting from interest exemptions and reductions on bonds.

Above is the Company's explanation of the reviewed consolidated semi-annual FS 2026.

Regards,

Recipients:
- As above;
- Archived at Filing and Planning and Investment Department.

HOANG ANH GIA LAI JOINT STOCK COMPANY
GENERAL DIRECTOR

CÔNG TY CỔ PHẦN HOÀNG ANH GIA LAI

NGUYEN XUAN THANG

CÔNG TY CỔ PHẦN HOÀNG ANH GIA LAI

Digitally signed by CÔNG TY CỔ PHẦN HOÀNG ANH GIA LAI
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Hoang Anh Gia Lai Joint Stock Company

Interim consolidated financial statements

For the six-month period ended 30 June 2026

Shape the future
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Hoang Anh Gia Lai Joint Stock Company

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Hoang Anh Gia Lai Joint Stock Company

GENERAL INFORMATION

THE COMPANY

Hoang Anh Gia Lai Joint Stock Company ("the Company") is a joint stock company incorporated under the Law on Enterprise of Vietnam pursuant to Enterprise Registration Certificate ("ERC") No. 5900377720 issued by the Department of Finance (formerly known as the Department of Planning and Investment) of Gia Lai Province on 1 June 2006 and the subsequently amended ERCs.

The Company's shares were listed on the Ho Chi Minh City Stock Exchange ("HOSE") in accordance with Decision No. 124/QD-SGDHCM issued by HOSE on 15 December 2008 with stock code "HAG".

As at 30 June 2026, the Group has six (6) direct subsidiaries, thirteen (13) indirect subsidiaries and four (4) branches.

The registered principal activities of the Company and its subsidiaries ("the Group") are providing investment management; trading machinery and tools for cultivation and livestock; providing agricultural and mechanic services; planting and trading fruits and other plants; breeding and trading pigs; generating and trading seeding; and operating in sport and entertainment activities.

The Company's head office is located at No. 15, Truong Chinh Street, Pleiku Ward, Gia Lai Province, Vietnam. The locations of the Company's branches are in Gia Lai Province, Vietnam.

BOARD OF DIRECTORS

The Board of Directors ("BOD") during the period and at the date of this report consists of:

Name	*Position*
Mr Doan Nguyen Duc	Chairman
Ms Vo Thi My Hanh	Member
Mr Vo Truong Son	Member
Ms Ho Thi Kim Chi	Member
Ms Ha Kiet Tran	Independent Member

BOARD OF SUPERVISION

The Board of Supervision ("BOS") during the period and at the date of this report consists of:

Name	*Position*
Ms Do Tran Thuy Trang	Head
Ms Doan Nguyen Minh Hoa	Member
Ms Dinh Thi Le Sa	Member

MANAGEMENT

Management during the period and at the date of this report consists of:

Name	*Position*	
Mr Nguyen Xuan Thang	General Director	
Ms Ho Thi Kim Chi	Deputy General Director	
Ms Vo Thi My Hanh	Deputy General Director	
Mr Nguyen Chi Thang	Deputy General Director	appointed on 16 March 2026

LEGAL REPRESENTATIVE

The legal representative of the Company during the period and at the date of this report is Mr Nguyen Xuan Thang.

AUDITOR

The auditor of the Company is Ernst & Young Vietnam Limited.

Hoang Anh Gia Lai Joint Stock Company

REPORT OF THE MANAGEMENT

Management of Hoang Anh Gia Lai Joint Stock Company ("the Company") is pleased to present this report and the interim consolidated financial statements of the Company and its subsidiaries ("the Group") for the six-month period ended 30 June 2026.

MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

Management is responsible for the interim consolidated financial statements of each financial period of the Group which give a true and fair view of the interim consolidated financial position of the Group, and of the interim consolidated results of its operations and its interim consolidated cash flows for the period. In preparing those interim consolidated financial statements, management is required to:

- select suitable accounting policies and then apply them consistently;
- make judgements and estimates that are reasonable and prudent;
- state whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the interim consolidated financial statements; and
- prepare the interim consolidated financial statements on the going concern basis unless it is inappropriate to presume that the Group will continue its business.

Management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the consolidated financial position of the Group and to ensure that the accounting records comply with the applied accounting system. It is also responsible for safeguarding the assets of the Group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Management confirmed that it has complied with the above requirements in preparing the accompanying interim consolidated financial statements.

STATEMENT BY THE MANAGEMENT

Management does hereby state that, the accompanying interim consolidated financial statements give a true and fair view of the interim consolidated financial position of the Group as at 30 June 2026, and of the interim consolidated results of its operations and its interim consolidated cash flows for the six-month period then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of the interim consolidated financial statements.

28 August 2026

GENERAL DIRECTOR

CÔNG TY CỔ PHẦN HOÀNG ANH GIA LAI

Nguyen Xuan Thang

Shape the future
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Website (VN): ey.com/vi_vn

Reference: 11576751/69468833/LR-HN

REPORT ON REVIEW OF INTERIM CONSOLIDATED FINANCIAL STATEMENTS

To: The Shareholders and the Board of Directors of Hoang Anh Gia Lai Joint Stock Company

We have reviewed the accompanying interim consolidated financial statements of Hoang Anh Gia Lai Joint Stock Company ("the Company") and its subsidiaries ("the Group"), as prepared on 28 August 2026 and set out on pages 6 to 75, which comprise the interim consolidated statement of financial position as at 30 June 2026, and the interim consolidated income statement and the interim consolidated cash flow statement for the six-month period then ended and the notes thereto.

Management's responsibility

The Company's management is responsible for the preparation and true and fair presentation of these interim consolidated financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of the interim consolidated financial statements, and for such internal control as management determines is necessary to enable the preparation and presentation of the interim consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' 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 Standard on Review Engagements No. 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

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

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Conclusion

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

Ho Chi Minh City, Vietnam

28 August 2026

Ernst & Young Vietnam Limited

M.S.D.N: 0300811802 - C.T.T.N.H.H
CÔNG TY
TNHH
ERNST & YOUNG
VIỆT NAM

Maria Cristina M. Calimbas
Deputy General Director
Audit Practicing Registration Certificate
No. 1073-2026-004-1

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at 30 June 2026

VND'000

ASSETS	Code	Notes	Ending balance	Beginning balance *(Reclassified - Note 37)*
A. CURRENT ASSETS	**100**		**8,200,985,521**	**8,214,620,897**
I. Cash and cash equivalents	***110***	***5***	***1,243,494,185***	***679,528,813***
1. Cash	111		463,494,185	179,528,813
2. Cash equivalents	112		780,000,000	500,000,000
II. Current investments	***120***	***6***	***3,720,302,655***	***4,642,374,151***
1. Held-to-maturity investments	123	6.1	1,681,515,683	3,081,451,835
2. Provision for diminution in value of held-to-maturity investments	124	6.1	(26,213,028)	(21,288,525)
3. Other short-term investments	125	6.2	2,065,000,000	1,582,210,841
III. Current receivables	***130***		***2,353,482,546***	***2,122,555,896***
1. Short-term trade receivables	131	7	1,049,209,780	1,278,907,815
2. Short-term advances to suppliers	132	8	234,814,803	186,169,316
3. Other short-term receivables	135	9	1,095,639,168	679,871,348
4. Provision for short-term doubtful receivables	136	7, 8, 9	(26,181,205)	(22,392,583)
IV. Inventories	***140***	***10***	***222,578,064***	***207,075,738***
1. Inventories	141		224,919,639	209,417,313
2. Provision for diminution in value of inventories	142		(2,341,575)	(2,341,575)
V. Current biological assets	***150***		***604,869,625***	***485,238,583***
1. Short-term livestock raised for single harvest	151	11.1	46,625,352	34,499,693
2. Short-term seasonal crops or crops for single-harvest production	152	11.1	558,244,273	450,738,890
VI. Other current assets	***160***		***56,258,446***	***77,847,716***
1. Short-term deferred expenses	161	18	9,238,491	46,826,287
2. Deductible value-added tax	162	20	43,879,157	27,600,604
3. Tax receivable from the State	163	20	3,140,798	3,420,825

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

VND'000

ASSETS	Code	Notes	Ending balance	Beginning balance *(Reclassified - Note 37)*
B. NON-CURRENT ASSETS	**200**		**19,772,871,932**	**18,167,007,598**
I. Non-current receivable	***210***		***26,242,375***	***12,995,497***
1. Other long-term receivable	215	9	26,242,375	12,995,497
II. Fixed assets	***220***		***8,887,638,649***	***8,472,660,629***
1. Tangible fixed assets	221	12	8,005,064,998	7,899,661,541
Cost	222		10,886,520,086	10,415,911,001
Accumulated depreciation	223		(2,881,455,088)	(2,516,249,460)
2. Intangible fixed assets	227	13	882,573,651	572,999,088
Cost	228		946,708,400	627,337,880
Accumulated amortisation	229		(64,134,749)	(54,338,792)
III. Non-current biological assets	***230***		***143,149,974***	***121,784,150***
1. Livestock raised for periodic harvest	231		124,556,890	94,737,162
a) Immature livestock raised for periodic harvest	232	11.1	68,380,146	82,318,108
b) Mature livestock raised for periodic harvest	233	11.2	56,176,744	12,419,054
Cost	234		59,520,186	13,429,883
Accumulated depreciation	235		(3,343,442)	(1,010,829)
2. Long-term seasonal crops or crops for single-harvest production	237	11.1	18,593,084	27,046,988
IV. Investment properties	***240***	***14***	***47,528,081***	***48,802,868***
1. Cost	241		63,456,715	63,456,715
2. Accumulated depreciation	242		(15,928,634)	(14,653,847)
V. Non-current asset in progress	***250***		***9,771,485,333***	***8,438,718,300***
1. Construction in progress	252	15	9,771,485,333	8,438,718,300
VI. Non-current investments	***260***	***17***	***395,757,100***	***554,395,592***
1. Investment in jointly controlled entities and associates	262	17.1	-	6,145,591
2. Investment in other entities	263	17.2	8,530,041	917,550,007
3. Provision for diminution in value of long-term investments in other entities	264	17.2	(8,530,041)	(369,300,006)
4. Held-to-maturity investments	265	6.1	395,757,100	-
VII. Other non-current assets	***270***		***501,070,420***	***517,650,562***
1. Long-term deferred expenses	271	18	501,070,420	517,650,562
TOTAL ASSETS (280 = 100 + 200)	**280**		**27,973,857,453**	**26,381,628,495**

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

VND'000

RESOURCES	Code	Notes	Ending balance	Beginning balance *(Reclassified - Note 37)*
C. LIABILITIES	**300**		**10,724,832,002**	**12,199,029,738**
I. Current liabilities	***310***		***6,990,841,710***	***10,119,380,225***
1. Short-term trade payables	311	19.1	863,241,365	910,110,263
2. Short-term advances from customers	312	19.2	192,807,490	231,479,406
3. Short-term statutory obligations	314	20	100,356,342	22,598,862
4. Payables to employees	315		56,581,162	81,623,563
5. Short-term accrued expenses	316	21	287,028,937	2,282,987,444
6. Other short-term payables	320	22	116,380,037	118,739,261
7. Short-term loans	321	23	5,374,342,867	6,471,737,916
8. Bonus and welfare fund	323		103,510	103,510
II. Non-current liabilities	***330***		***3,733,990,292***	***2,079,649,513***
1. Long-term accrued expenses	334	21	28,984,093	36,329,134
2. Other long-term liabilities	338	22	12,866,626	213,348,074
3. Long-term loans	339	23	3,316,358,595	1,439,200,331
4. Deferred tax liabilities	342	32.2	370,416,144	385,407,140
5. Long-term provisions	343		5,364,834	5,364,834
D. OWNERS' EQUITY	**400**		**17,249,025,451**	**14,182,598,757**
1. Owner's contributed capital	411	24.1	12,674,679,470	12,674,679,470
- *Ordinary shares with voting rights*	*411a*		*12,674,679,470*	*12,674,679,470*
2. Share premium	412	24.1	408,450,000	408,450,000
3. Treasury shares	415	24.1	(686,640)	(686,640)
4. Foreign exchange differences reserve	417	24.1	(1,069,738,805)	(1,263,592,327)
5. Undistributed earnings	420	24.1	3,680,782,395	1,392,652,658
- *Undistributed earnings (accumulated losses) at the end of prior period*	*420a*		*1,655,039,316*	*(730,156,114)*
- *Earnings for the current period*	*420b*		*2,025,743,079*	*2,122,808,772*
6. Non-controlling interests	429	25	1,555,539,031	971,095,596
TOTAL LIABILITIES AND OWNERS' EQUITY (440 = 300 + 400)	**440**		**27,973,857,453**	**26,381,628,495**

Approved, 28 August 2026

PREPARER	CHIEF ACCOUNTANT	LEGAL REPRESENTATIVE
Pham Thi Thu Ha	Le Truong Y Tram	Nguyen Xuan Thang

CÔNG TY CỔ PHẦN HOÀNG ANH GIA LAI

Hoang Anh Gia Lai Joint Stock Company

B02a-DN/HN

INTERIM CONSOLIDATED INCOME STATEMENT
For the six-month period ended 30 June 2026

VND'000

ITEMS	Code	Notes	Current period	Previous period
1. Revenue from sale of goods and rendering of services	01	27.1	3,064,176,504	3,722,866,377
2. Revenue deductions	02	27.1	25,152,081	15,689,858
3. Net revenue from sale of goods and rendering of services (10 = 01 - 02)	10	27.1	3,039,024,423	3,707,176,519
4. Cost of goods sold and services rendered	11	28	1,761,558,659	2,255,915,591
5. Gross profit from sale of goods and rendering of services (20 = 10-11)	20		1,277,465,764	1,451,260,928
6. Finance income	22	27.2	164,238,039	135,684,385
7. Finance expenses	23	29	397,554,557	395,132,529
- In which: interest expense	*24*		*389,535,726*	*359,958,485*
8. Selling expenses	25	30	149,060,389	217,988,745
9. General and administrative expenses	26	30	116,590,220	79,396,205
10. Operating profit {30 = 20 + 22 - (23 + 25 + 26)}	30		778,498,637	894,427,834
11. Other income	31	31	1,552,137,633	17,713,781
12. Other expenses	32	31	40,712,935	53,182,107
13. Other profit (loss) (40 = 31 - 32)	40	31	1,511,424,698	(35,468,326)
14. Accounting profit before tax (50 = 30 + 40)	50		2,289,923,335	858,959,508
15. Current corporate income tax expense	51	32.1	100,917,230	-
16. Deferred tax income	52	32.2	14,990,996	20,755,673
17. Net profit after corporate income tax (60 = 50 - 51 + 52)	60		2,203,997,101	879,715,181
18. Net profit after tax attributable to shareholders of the parent	61		2,025,743,079	833,606,449
19. Net profit after tax attributable to non-controlling interests	62		178,254,022	46,108,732
20. Basic earnings per share	70	26	1,598	658
21. Diluted earnings per share	71	26	1,598	658

Approved, 28 August 2026

PREPARER	CHIEF ACCOUNTANT	LEGAL REPRESENTATIVE
Pham Thi Thu Ha	Le Truong Y Tram	Nguyen Xuan Thang

CÔNG TY CỔ PHẦN HOÀNG ANH GIA LAI TỈNH GIA LAI

INTERIM CONSOLIDATED CASH FLOW STATEMENT
For the six-month period ended 30 June 2026

VND'000

ITEMS	Code	Notes	Current period	Previous period *(Reclassified - Note 37)*
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Accounting profit before tax	**01**		**2,289,923,335**	**858,959,508**
2. Adjustments for:				
- Depreciation of tangible fixed assets, non-current biological assets, investment properties and amortisation of intangible fixed assets	02		373,843,064	301,371,558
- (Reversal of provisions) provisions	03		(352,056,836)	19,783,726
- Foreign exchange losses (gains) arising from revaluation of monetary accounts denominated in foreign currency	04		6,946,368	(11,316,515)
- Profits from investing and financing activities	05		(162,208,148)	(91,437,154)
- Borrowing costs	06	29	389,535,726	359,958,485
3. Operating profit before changes in working capital	**08**		**2,545,983,509**	**1,437,319,608**
- Decrease (increase) in receivables	09		1,349,804,010	(836,650,291)
- Increase in inventories and biological assets	10		(1,088,020,650)	(345,111,424)
- Decrease in payables (other than interest, corporate income tax)	11		(1,941,286,030)	(1,182,602,821)
- Decrease (increase) in deferred expenses	12		118,842,476	(160,037,878)
- Borrowing costs paid	14		(759,898,963)	(199,845,246)
- Corporate income tax paid	15	32.1	(5,210,559)	(37,667)
- Other cash outflows for operating activities	17		(1,536,000)	(1,536,000)
Net cash flows from (used in) operating activities	**20**		**218,677,793**	**(1,288,501,719)**
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Payments for the purchase and construction of fixed assets, non-current biological assets and other long-term assets	21		(1,239,789,443)	(676,675,143)
2. Proceeds from disposals of fixed assets and other long-term assets	22		13,815,340	37,399,990
3. Loans to other entities and term deposits	23		(1,647,712,992)	(487,861,252)
4. Collections from borrowers	24		1,424,702,530	286,837,199

INTERIM CONSOLIDATED CASH FLOW STATEMENT (continued)
For the six-month period ended 30 June 2026

VND'000

ITEMS	Code	Notes	Current period	Previous period *(Reclassified - Note 37)*
II. CASH FLOWS FROM INVESTING ACTIVITIES (continued)				
5. Payments for investment in other entities (net of cash held by entity being acquired)	25		(1,245,000,000)	(207,500,000)
6. Proceeds from sale of investments in other entities, (net of cash held by entity being disposed)	26		1,997,048,017	7,500,000
7. Interest received	27		223,409,129	33,933,409
Net cash flows used in investing activities	**30**		**(473,527,419)**	**(1,006,365,797)**
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Drawdown of borrowings	33	23	7,884,272,490	6,420,934,404
2. Repayment of borrowings	34	23	(7,065,457,492)	(4,082,114,879)
Net cash flows from financing activities	**40**		**818,814,998**	**2,338,819,525**
Net cash flows for the period (50 = 20 + 30 + 40)	**50**		**563,965,372**	**43,952,009**
Cash at the beginning of the period	**60**		**679,528,813**	**149,708,825**
Cash and cash equivalents at the end of the period (70 = 50 + 60 + 61)	**70**	**5**	**1,243,494,185**	**193,660,834**

Approved, 28 August 2026

PREPARER	CHIEF ACCOUNTANT	LEGAL REPRESENTATIVE
Pham Thi Thu Ha	Le Truong Y Tram	Nguyen Xuan Thang

CÔNG TY CỔ PHẦN HOÀNG ANH GIA LAI

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS
As at 30 June 2026 and for the six-month period then ended

1. THE COMPANY

Hoang Anh Gia Lai Joint Stock Company ("the Company") is a joint stock company incorporated under the Law on Enterprise of Vietnam pursuant to Enterprise Registration Certificate ("ERC") No. 5900377720 issued by the Department of Finance (formerly known as the Department of Planning and Investment) of Gia Lai Province on 1 June 2006 and subsequent amended BRCs.

The Company's shares were listed on the Ho Chi Minh City Stock Exchange ("HOSE") in accordance with Decision No. 124/QD-SGDHCM issued by HOSE on 15 December 2008 with stock code "HAG".

As at 30 June 2026, the Group has six (6) direct subsidiaries and thirteen (13) indirect subsidiaries, as below:

	Name of subsidiary	*Locations*	*Status of operation*	*Ending balance*		*Beginning balance*	
				Voting interest (%)	*Owner ship (%)*	*Voting interest (%)*	*Owners hip (%)*
	Agriculture						
(1)	Hoang Anh Gia Lai International Investment Joint Stock Company	Gia Lai, Vietnam	Operating	84.43	84.43	93.13	93.13
(2)	Agricultural Development Daithang Sole Co., Ltd.	Champasak, Laos	Operating	100.00	84.43	100.00	93.13
(3)	Khan Xay Agriculture Development Co., Ltd.	Attapeu, Laos	Operating	100.00	84.43	100.00	93.13
(4)	Gia Lai Livestock Joint Stock Company	Gia Lai, Vietnam	Operating	85.00	97.91	85.00	97.96
(5)	Hoang Anh Gia Lai Coffee Joint Stock Company (formerly known as Lo Pang Livestock Joint Stock Company)	Gia Lai, Vietnam	Operating	86.17	86.17	86.50	86.50
(6)	Le Me Joint Stock Company	Gia Lai, Vietnam	Operating	100.00	99.44	100.00	99.64
(7)	Flour Manufacturing Co., Ltd.	Stung Treng, Campuchia	Operating	100.00	99.44	100.00	99.64
(8)	High Technology Agriculture Bolaven Co., Ltd.	Champasak, Laos	Operating	100.00	84.43	100.00	93.13
(9)	Hoan Thinh Attapeu Agriculture Development Sole Member Co., Ltd.	Attapeu, Laos	Operating	100.00	98.45	100.00	98.64
(10)	Tra Ba Animal Feed Processing Joint Stock Company	Gia Lai, Vietnam	Operating	100.00	98.45	100.00	98.64
(11)	Mang Yang Agriculture Joint Stock Company	Gia Lai, Vietnam	Operating	100.00	95.53	100.00	95.53
(12)	Souk Houng Heang Agricultural Development Sole Co., Ltd.	Champasak, Laos	Pre-operating *(i)*	100.00	84.43	100.00	93.13
(13)	Bolaven Sturgeon Seafood Joint Stock Company	Gia Lai, Vietnam	Operating	100.00	85.15	100.00	85.48
(14)	Sturgeon Bolaven Paksong Sole Co., Ltd.	Champasak, Laos	Operating	100.00	85.15	100.00	85.48

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
As at 30 June 2026 and for the six-month period then ended

1. THE COMPANY (continued)

As at 30 June 2026, the Group has six (6) direct subsidiaries and thirteen (13) indirect subsidiaries, as below: (continued)

Name	*Locations*	*Status of operation*	*Ending balance*		*Beginning balance*	
			Voting interest	*Ownership*	*Voting interest*	*Ownership*
			(%)	*(%)*	*(%)*	*(%)*
Agriculture						
(15) Phu Quy Gia Lai Agricultural Joint Stock Company	Gia Lai, Vietnam	Operating	99.00	83.58	99.00	92.20
(16) Sanamxay Agriculture and Forestry Development Co., Ltd.	Attapeu, Laos	Operating	91.23	76.25	91.23	84.12
(17) Saysettha Agriculture and Forestry Development Sole Co., Ltd.	Attapeu, Laos	Operating	91.23	76.25	91.23	84.12
Trading and services						
(18) LPBank Hoang Anh Gia Lai Sports Joint stock Company	Gia Lai, Vietnam	Operating	100.00	98.34	100.00	98.34
(19) Hoang Anh Gia Lai Vientiane Co., Ltd.	Vientiane, Laos	Pre-operating *(i)*	100.00	100.00	100.00	100.00

At at 30 June 2026, the Company has four (4) branches, as below:

Name of subsidiaries	*Location*	*Status of operation*	*% voting*	*% interest*
			(%)	*(%)*
Services - Construction				
(1) Materials Branch - Hoang Anh Gia Lai	Gia Lai, Vietnam	Operating	-	-
(2) Mechanical Engineering Branch - Hoang Anh Gia Lai	Gia Lai, Vietnam	Operating	-	-
(3) Fruit Processing Branch - Hoang Anh Gia Lai	Gia Lai, Vietnam	Operating	-	-
Real estate management and property				
(4) Hoang Anh Gia Lai Hotel	Gia Lai, Vietnam	Dissolving *(ii)*	-	-

(i) This subsidiary is in construction phase and had not started operation as at 30 June 2026.

(ii) Dissolving status represents branch that is in progress of completing necessary legal procedures for dissolution as at 30 June 2026.

1. THE COMPANY (continued)

The registered principal activities of the Company and its subsidiaries ("the Group") are providing investment management; trading machinery and tools for cultivation and livestock; providing agricultural and mechanic services; planting and trading fruits and other plants; breeding and trading pigs; generating and trading seeding; and operating in sport and entertainment activities.

The Company's head office is located at No. 15, Truong Chinh Street, Pleiku Ward, Gia Lai Province, Vietnam. The locations of the Company's branches are in Gia Lai Province, Vietnam.

The number of the Group's employees as at 30 June 2026 was 1,708 (31 December 2025: 1,480).

2. BASIS OF PREPARATION

2.1 Applied accounting standards and system

The interim consolidated financial statements of the Group expressed in Vietnam dong ("VND"), are prepared in compliance and accordance with Vietnamese Enterprise Accounting System and Vietnamese Accounting Standard No. 27 - Interim Financial Reporting and other Vietnamese Accounting Standards issued by the Ministry of Finance as per:

- Decision No. 149/2001/QD-BTC dated 31 December 2001 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 1);
- Decision No. 165/2002/QD-BTC dated 31 December 2002 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 2);
- Decision No. 234/2003/QD-BTC dated 30 December 2003 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 3);
- Decision No. 12/2005/QD-BTC dated 15 February 2005 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 4); and
- Decision No. 100/2005/QD-BTC dated 28 December 2005 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 5).

Accordingly, the accompanying interim consolidated financial statements, including their utilisation are not designed for those who are not informed about Vietnam's accounting principles, procedures and practices and furthermore are not intended to present the interim consolidated financial position and interim consolidated income statement and interim consolidated cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

2.2 Applied accounting documentation system

The Group's applied accounting documentation system is the General Journal system.

2.3 Reporting period

The Group's fiscal year applicable for the preparation of its consolidated financial statements starts on 1 January and ends on 31 December.

These interim consolidated financial statements are prepared for the six-month period ended 30 June 2026.

2.4 Accounting currency

The Company's accounting currency is VND. The interim consolidated financial statements are prepared in VND'000.

2. BASIS OF PREPARATION (continued)

2.5 Basis of consolidation

The Group's interim consolidated financial statements comprise the financial statements of the parent company and its subsidiaries for the six-month period ended 30 June 2026.

Subsidiaries are fully consolidated from the date of acquisition, being the date on which the Group obtains control, and continued to be consolidated until the date that such control ceases.

The interim financial statements of subsidiaries are prepared for the same reporting period as the parent company, using consistent accounting policies.

All intra-group interim balances, income and expenses and unrealised gains or losses resulting from intra-group transactions are eliminated in full.

Non-controlling interests represent the portion of profit or loss and net assets not held by the Group and are presented separately in the interim consolidated income statement and within equity in the interim consolidated statement of financial position.

Impact of change in the ownership interest of a subsidiary, without a loss of control, is recorded in undistributed earnings.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 Change in accounting policies and disclosures

The accounting policies adopted by the Group in the preparation of the interim consolidated financial statements are consistent with those followed in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2025 and the interim consolidated financial statements for the six-month period ended 30 June 2025, except for the change in the accounting policies arising from the initial adoption of Circular No. 99/2025/TT-BTC and Circular No. 43/2026/TT-BTC.

3.1.1 Changes in accounting policies due to the adoption of Circular No. 99/2025/TT-BTC

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on enterprise accounting system ("Circular 99"), replacing Circular No. 200/2014/TT-BTC providing guidance on enterprise accounting regime issued by the Ministry of Finance on 22 December 2014 and several other related regulations.

The Group has applied the changes in accounting policies in accordance with Circular 99 on a prospective basis, as Circular 99 does not require retrospective application for these changes. The Company has also re-presented the corresponding figures of certain line items to conform with the presentation under Circular 99, as disclosed in Note 36.

3.1.2 Circular No. 43/2026/TT-BTC amending and supplementing Circular No. 202/2014/TT-BTC

On 20 April 2026, the Ministry of Finance issued Circular No. 43/2026/TT-BTC ("Circular 43") amending and supplementing a number of articles of Circular No. 202/2014/TT-BTC, which provides guidance on preparation and presentation of the consolidated financial statements. Circular 43 is effective for the preparation and presentation of consolidated financial statements for financial years beginning on or after 1 January 2026.

The Group has applied the changes in accounting treatment in accordance with the provisions of Circular 43 on a prospective basis, as Circular 43 and the Vietnamese Accounting Regime do not require retrospective application of these changes.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.2 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, cash at banks and short-term, highly liquid investments with an original maturity of not more than three months that are readily convertible into known amounts of cash, that are subject to an insignificant risk of change in value and not subject to any restrictions on use.

3.3 Receivables

Receivables are presented in the interim consolidated statement of financial position at the carrying amounts due from customers and other debtors, after deducting provision for doubtful debts.

The provision for doubtful debts represents outstanding receivables at the end of the period which are doubtful of being recovered. Increases or decreases to the provision balance are recorded as general and administrative expense in the interim consolidated income statement. When bad debts are determined as unrecoverable and are written off those bad debts, the difference between the provision for doubtful receivables previously made and historical cost of receivables is included in the interim consolidated income statement.

3.4 Inventories

Inventories are measured at their historical costs. The cost of inventories comprises costs of purchase and costs of conversion (including raw materials, direct labour cost, other directly related cost and manufacturing general overheads allocated based on the normal operating capacity) incurred in bringing the inventories to their present location and condition.

Inventories are stated at the lower of cost and net realizable value.

Net realizable value represents the estimated selling price in the ordinary course of business less the estimated costs to complete and the estimated costs necessary to make the sale.

The Group determines quantities and value of inventories issued in the period based on the quantities and value for each incurred transaction, and recognises value of the inventories issued as follows:

Raw and construction materials, tools and supplies and merchandise goods	- cost of purchase on a weighted average method.
Finished goods and work-in-process	- cost of finished goods on a weighted average method. - For the purpose of calculating the cost of finished goods, raw materials and supplies are allocated based on standard consumption rates.

Provision for diminution in value of inventories

An inventory provision represents the estimated loss to reflect the decrease in value of inventories (through diminution, damage, obsolescence, etc.) below their carrying amount, and is intended to cover actual losses incurred from the decline in value of raw materials, finished goods and other inventories. The Group recognises the inventory provision when there is evidence that the net realisable value is lower than the cost of inventories.

Increases or decreases to the provision balance are recognised in cost of goods sold in the interim consolidated income statement. When inventories expire, become obsolete, are damaged or are no longer usable, the difference between the provision previously made and the historical cost of inventories is included in the interim consolidated income statement.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.5 Biological assets

Livestock raised for single-harvest

Livestock raised for single-harvest of the Group comprises piglets held for fattening, fish raised for commercial sale, silkworms raised for cocoon production, and other livestock held for sale upon reaching their intended commercial condition.

The cost of livestock raised for single-harvest includes all costs incurred for the purchase, care and raising of such livestock, as well as other directly attributable costs incurred in relation to these biological assets.

Seasonal crops or crops for single-harvest production

Seasonal crops or crops for single-harvest production of the Group comprise various agricultural crops cultivated for the harvesting and sale of agricultural produce, including fruit crops (such as bananas and durian), mulberry leaves, and acacia plantations for timber production. The carrying value and yield of these crops may be affected by a range of factors, including climatic conditions, diseases and pests, rainfall patterns, seed quality, soil characteristics, and cultivation and maintenance practices.

The cost of seasonal crops or crops for single-harvest production includes all costs incurred for the purchase, cultivation, planting, and care of such crops, as well as other costs directly attributable to these biological assets.

Livestock raised for periodic harvest

Livestock raised for periodic harvest of the Group comprise breeding pigs held for reproductive purposes.

The accounting treatment is as follows:

- The cost of livestock raised for periodic harvest includes costs incurred for the purchase, care, raising of such livestock and other directly attributable costs from initial recognition up to the stage of maturity (i.e. when the biological assets are ready to produce agricultural products or are capable of performing specific functions in accordance with the relevant technical requirements).
- Upon reaching the maturity stage, the Group commences depreciating the biological assets based on their depreciable amount. Depreciation of livestock raised for periodic harvest is calculated in accordance with Decision No. 0109/QD-HAGL dated 1 September 2020, providing guidance on depreciation over the exploitation cycle of 5 years.
- When breeding biological assets commence production or generate new biological assets (e.g. sows giving birth to piglets, breeding pigs): the cost of the newly generated biological assets (such as piglets) comprises the portion of care and rearing costs incurred during the period attributable to such newly generated biological assets, together with the depreciation expense of the parent biological assets.

In cases where the costs of purchase, cultivation, planting, or care incurred do not result in an increase in the future economic benefits of the Group, such costs are recognised as production and business expenses in the period in which they are incurred.

Provision for diminution in value of biological assets

A provision for diminution in value of biological assets is recognised when there is evidence that the net realisable value is lower than the cost of the biological assets. At the end of the period, the Group assesses the quantity, cost and net realisable value of each type of biological assets to determine the amount of provision for diminution in value of biological assets to be recognised or reversed.

Increase or decrease in the provision for diminution in value of biological assets is recognised in cost of goods sold in the interim consolidated income statement.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.6 *Tangible fixed assets*

Tangible fixed assets comprise assets with physical substance held by the enterprise for use in production and business activities, and biological assets consisting of perennial plants for periodic outputs and working animals.

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises its purchase price and any directly attributable costs of bringing the tangible fixed asset to the location and condition necessary for it to be capable of operating as intended by the Group.

Expenditures for additions, improvements and renewals are added to the carrying amount of the assets and expenditures for maintenance and repairs are charged to the interim consolidated income statement as incurred.

Perennial plants for periodic yields

The perennial plants of the Group include agricultural plantations (banana, durian and mulberry leaves). The cost of perennial plants comprises purchase costs, planting costs, cultivation and maintenance costs, and other directly attributable costs incurred to develop the plantations from inception up to the stage of maturity and readiness for harvest.

When tangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the interim consolidated income statement.

3.7 *Intangible fixed assets*

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of an intangible fixed asset comprises its purchase price and any directly attributable costs of preparing the intangible fixed asset to a condition for it to be capable of operating for its intended use of the Group.

Expenditures for additions, improvements are added to the carrying amount of the assets and other expenditures are charged to the interim consolidated income statement as incurred.

When intangible assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the interim consolidated income statement.

Land use rights

Advance payments for land rental under land lease contracts effective before 2003 for which land use right certificate had been issued are recorded as intangible fixed asset according to Circular No. 45/2013/TT-BTC issued by the Ministry of Finance on 25 April 2013 providing guidance on management, use and depreciation of fixed assets ("Circular 45"). The cost of land use rights comprises all costs directly attributable to preparing the land for its intended use.

Computer software

Computer software which is not an integral part of hardware is recorded as intangible fixed asset and amortised over the term of benefits.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.8 *Depreciation and amortisation*

Depreciation of tangible fixed assets and amortisation of intangible fixed assets are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Buildings and structures	5 - 50 years
Machinery and equipment	3 - 20 years
Means of transportation	6 - 25 years
Office equipment	3 - 10 years
Perennial plants for periodic yields	20 years
Land use rights	19 - 40 years
Computer software	5 - 8 years
Other assets	8 - 15 years

No amortisation is required for infinite land use right.

Tangible fixed assets are depreciated from the time the assets are available for use. Intangible fixed assets are amortized from the time they are put into use.

Perennial plants for periodic yields is depreciated starting from the time it is assessed to have reached maturity, i.e. when the rate of producing has reached 50 percent of the plantation from the harvesting year.

(i) Depreciation of banana plantations is calculated in accordance with Decision No. 0109/QD-HAGL dated 1 September 2024, providing guidance on depreciation of banana plantations over their exploitation cycle of 20 years.

(ii) Depreciation of durian plantations is calculated in accordance with Decision No. 109/QD-HAGL dated 1 October 2023, providing guidance on depreciation of durian fruit plantations over their exploitation cycle of 20 years.

(iii) Depreciation of mulberry leaves plantations are calculated in accordance with Decision No. 111/QD-HAGL dated 1 April 2025, providing guidance on depreciation of mulberry leaves plantations over their exploitation cycle of 20 years.

3.9 *Investment properties*

Investment properties are stated at cost including transaction costs less accumulated depreciation and/or amortisation.

Subsequent expenditure relating to an investment property that has already been recognised is added to the net book value of the investment property when it is probable that future economic benefits, in excess of the originally assessed standard of performance of the existing investment property, will flow to the Group.

Depreciation of investment properties is calculated on a straight-line basis over the estimated useful life of each asset as follows:

Buildings and structure	30 years

Investment properties are derecognised in the interim consolidated statement of financial position when either they have been disposed of or when the investment properties are permanently withdrawn from use and no future economic benefit is expected from its disposal. The difference between the net disposal proceeds and the carrying amount of the assets is recognised in the interim consolidated income statement in the period of retirement or disposal.

Transfers are made to investment properties when, and only when, there is a change in use, evidenced by ending of owner-occupation, commencement of an operating lease to another party or ending of construction or development. Transfers are made from investment properties when, and only when, there is a change in use, evidenced by commencement of owner-occupation or commencement of development with a view to sale. The transfer from investment property to owner-occupied property or inventories does not change the cost or the carrying value of the property for subsequent accounting at the date of change in use.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.10 Construction in progress

Construction in progress represents the costs of acquiring new assets that have not yet been fully installed or the costs of construction that have not yet been fully completed. Construction in progress represents costs directly attributable to the construction of the Group's buildings, plantations.

Construction in progress will be transferred to the appropriate fixed asset account when these assets are fully installed or the construction project is fully completed, and depreciation of these assets will commence when they are ready for their intended use.

Construction costs are recognised as expenses when such costs do not meet the conditions to be recognised as fixed assets.

Building and structures

Includes costs directly related to the construction of the Group's factories, offices and structures such as construction costs, survey costs, design and other related costs.

Agriculture plantation

Plantation costs include costs directly attributable to the orchards and other plantations such as land preparation, seeds, fertilizer, transportation costs of seeds and other materials, workers' wages, building roads and fences, fire prevention and security guards, anti-botanic drugs and other related costs.

Livestock project

Includes costs directly related to the development livestock project.

3.11 Leased assets

The determination of whether an arrangement is, or contains a lease is based on the substance of the arrangement at inception date and requires an assessment of whether the fulfilment of the arrangement is dependent on the use of a specific asset and the arrangement conveys a land use right the asset.

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

Where the Group is the lessee

Rentals under operating leases are charged to the interim consolidated income statement on a straight-line basis over the term of the lease.

Where the Group is the lessor

Assets subject to operating leases are included as the Group's investment properties in the interim consolidated statement of financial position. Initial direct costs incurred in negotiating an operating lease are recognised in the interim consolidated income statement as incurred. Lease income is recognised in the interim consolidated income statement on a straight-line basis over the lease term.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.12 Borrowing costs

Borrowing costs consist of interest and other costs that an entity incurs in connection with the Group's borrowing of funds.

Borrowing costs are recorded as expense during the period in which they are incurred, except to the extent that they are capitalised as explained in the following paragraph.

Borrowing costs that are directly attributable to the acquisition, construction or production of a particular asset are capitalised as part of the cost of that asset. Capitalisation of borrowing costs is suspended during the periods in which active development of the asset is interrupted unless such interruption is considered necessary. Capitalisation of borrowing costs is ceased when substantially all the activities necessary to prepare the qualifying asset for its intended use or sale are complete.

Costs directly related to the borrowing, excluding interest expense, such as valuation fees, audit fees, loan documentation costs, and loan arrangement fees, are allocated over the loan period using straight line method.

3.13 Deferred expenses

Deferred expenses are reported as short-term or long-term deferred expenses on the interim consolidated statement of financial position and are amortised over the period to which they relate or during which the related economic benefits are consumed.

The following types of expenses are recorded as long-term prepaid expense and are amortised to the interim consolidated income statement.

- Prepaid rental fees are amortised over the lease year;
- Tools and consumables used for more than one year with high value;
- Land costs including land clearing, land improvement and preparation costs for cultivation, are amortized over the period in which the related economic benefits generated from such expenditures are realized;
- Plantation rehabilitation costs, including expenditures incurred in the maintenance of plantations to sustain their productive condition, are amortized over a period corresponding to the growth and production characteristics of each crop.

3.14 Business combinations and goodwill

Business combinations are accounted for using the purchase method. The cost of a business combination is measured as the fair value of assets given, equity instruments issued and liabilities incurred or assumed at the date of exchange plus any costs directly attributable to the business combination. Identifiable assets and liabilities and contingent liabilities assumed in a business combination are measured initially at fair values at the date of business combination.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.14 Business combinations and goodwill (continued)

Goodwill acquired in a business combination is initially measured at cost being the excess of the cost the business combination over the Group's interest in the net fair value of the acquiree's identifiable assets, liabilities and contingent liabilities. If the cost of a business combination is less than the fair value of the net assets of the subsidiary acquired, the difference is recognised directly in the interim consolidated income statement. After initial recognition, goodwill is measured at cost less any accumulated amortisation. Goodwill is amortised over a maximum ten (10) year on a straight-line basis. The parent company conducts the periodical review for impairment of goodwill of investment in subsidiaries. If there are indicators of impairment loss incurred is higher than the yearly allocated amount of goodwill on the straight-line basis, the higher amount will be recorded in the interim consolidated income statement.

When the Company acquires the non-controlling interests of a subsidiary, the difference between the cost of acquisition and the carrying amount of the non-controlling interest is reflected in undistributed earnings in the interim consolidated statement of financial position.

When the parent company partly disposed its ownership interest in subsidiaries and recognized the results of disposal in the undistributed earnings/(accumulated losses) on the interim consolidated statement of financial position in the past, then partly disposed an additional ownership interest which lead to loss of control in those subsidiaries, the parent company transferred the gains/(losses) previously recognized in the undistributed earnings/(accumulated losses) into the interim consolidated income statement.

3.15 Assets acquisitions and business combinations

The Group acquires subsidiaries that own assets and production activities. At the date of acquisition, the Group considers whether the acquisition represents the acquisition of a business. The Group accounts for an acquisition as a business combination where an integrated set of activities is acquired in addition to the assets.

When the acquisition of subsidiaries does not represent a business combination, it is accounted for as an acquisition of a group of assets and liabilities. The cost of the acquisition is allocated to the assets and liabilities acquired based upon their relative fair values, and no goodwill or deferred tax is recognised.

3.16 Investments

Investment in associates

The Group's investment in associates is accounted for using the equity method of accounting. An associate is an entity in which the Group has significant influence that is neither subsidiary nor joint venture. The Group generally deems they have significant influence if they have over 20% of the voting rights.

Under the equity method, the investment is carried in the interim consolidated statement of financial position at cost plus post acquisition changes in the Group's share of net assets of the associates. Goodwill arising on acquisition of the associate is included in the carrying amount of the investment. Goodwill is not amortised and subject to annual review for impairment. The interim consolidated income statement reflects the share of the post-acquisition results of operation of the associate.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.16 Investments (continued)

Investment in associates (continued)

The share of post-acquisition profit (loss) of the associates is presented on face of the interim consolidated income statement and its share of post-acquisition movements in reserves is recognised in reserves. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. Dividend/profit sharing receivable from associates reduces the carrying amount of the investment.

The financial statements of the associates are prepared for the same reporting period and use the same accounting policies as the Group. Where necessary, adjustments are made to bring the accounting policies in line with those of the Group.

Investment in other entities

Investment in other entities is stated at their acquisition costs.

Held-to-maturity investments

Held-to-maturity investments are stated at costs.

Provision for diminution in value of investments

Provision for diminution in value of the investment is made when there are reliable evidences that a part or whole of an investment (including investments held to maturity, if any) has suffered a diminution in value or is not recoverable at the end of the reporting period.

Increases or decreases to the provision balance are recorded as finance expense in the interim consolidated income statement.

3.17 Payables

Trade and other payables comprise obligations of the Group to suppliers of materials and goods, service providers, vendors of property, plant and equipment, investment properties and financial investments under executed economic contracts and amounts payable to main and subcontractors for construction and installation works.

3.18 Accrued expenses

Accrued expenses comprise amounts payable for goods and services that have been received from suppliers or provided to customers during the reporting period but have not yet been paid due to the absence of sufficient supporting documents, accounting records or documentation and are recognised as production and business expenses of the reporting period.

3.19 Provisions

Provisions are recognised when the Group has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

3.20 Bonds issued

Straight bonds

At initial recognition, straight bonds are measured at cost which comprises proceeds from issuance net of issuance costs. Any discount, premium or issuance costs are amortized on a straight-line basis over the term of the bond.

For issued bonds with floating interest rates that are periodically reset based on market rates, where the interest rate reset eliminates the discount or premium arising from the bond's favourable or unfavourable terms, the discount or premium shall be amortized over the period from the issuance date to the next interest rate reset date (i.e., the date on which the bond's nominal interest rate is adjusted in line with market interest rate movements).

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.20 Bonds issued (continued)

Straight bonds (continued)

For issued bonds with floating interest rates that are periodically reset based on market rates, where the interest rate reset does not eliminate the discount or premium arising from the bond's favourable or unfavourable terms, the discount or premium shall be amortized over the entire term of the issued bond.

3.21 Earnings per share

Basic earnings per share amounts are calculated by dividing net profit after tax for the period attributable to ordinary shareholders of the Group after appropriation to bonus and welfare fund (if any) by the weighted average number of ordinary shares outstanding during the period.

Diluted earnings per share amounts are calculated by dividing the net profit after tax attributable to ordinary shareholders of the Group (after adjusting for interest on the convertible preference shares) by the weighted average number of ordinary shares outstanding during the period plus the weighted average number of ordinary shares that would be issued on conversion of all dilutive potential ordinary shares.

3.22 Foreign currency transactions

Transactions denominated in currencies other than the accounting currency of the Group (VND) are initially recorded using the actual transaction exchange rates or carrying exchange rates, depending on the nature and substance of the underlying transactions and the principles for determining exchange rates at the transaction dates, as follows:

Actual transaction exchange rates

Transactions denominated in currencies other than the accounting currency of the Group (VND) are recorded at the actual exchange rates at the transaction dates, being the average buying and selling transfer exchange rates of the commercial bank with which the Group frequently conducts transactions. The average buying and selling transfer exchange rates are determined on a monthly basis as the arithmetic average of the bank's daily buying and selling transfer exchange rates.

Where the commercial bank with which the Group frequently conducts transactions does not publish an exchange rate for the foreign currency in which transactions are denominated, the Group uses an intermediate currency for translation into the entity's accounting currency, provided that such approach is applied consistently.

Carrying exchange rates

Carrying exchange rates include either specific actual carrying exchange rates or weighted average carrying exchange rates. The application of specific actual carrying exchange rates or weighted average carrying exchange rates depends on the characteristics and management requirements of foreign currency-denominated monetary items of the Group.

All foreign exchange differences incurred are taken to the interim consolidated income statement.

Conversion of the financial statements of foreign operations

Conversion of the interim financial statements of a subsidiary of the Group which maintains its accounting records in other currency rather than the Group's accounting currency of VND, for consolidation purpose, is as follows:

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.22 *Foreign currency transactions* (continued)

Conversion of the financial statements of foreign operations (continued)

- Assets and liabilities of foreign subsidiaries, together with goodwill arising from the acquisition of foreign subsidiaries, are converted into VND at the closing exchange rate at the end of the reporting period (being the average buying and selling transfer exchange rate of the commercial bank with which the Group frequently conducts transactions as at the end of the reporting period);
- The net assets of the subsidiary held by the parent company as at the acquisition date are translated at the carrying exchange rate on the acquisition date;
- Retained earnings after tax arising after the acquisition date of the subsidiary are translated by recalculating based on the revenue and expense items in the interim consolidated income statement;
- Dividends paid are translated at the actual exchange rate on the dividend payment date;
- Items presented in the interim consolidated income statement and the interim consolidated statement of cash flows are translated at the actual exchange rates prevailing at the dates of the transactions. Where the average exchange rate for the reporting period approximates the actual exchange rates at the transaction dates (with differences not exceeding the spot exchange rate band prescribed by the State Bank of Vietnam), the average exchange rate may be applied.

Where the commercial bank with which the Group frequently conducts transactions does not publish an exchange rate for the foreign currency in which transactions are denominated, the Group may select an intermediate currency for translation into the Parent Company's reporting currency. Such selection shall be applied consistently in accordance with Vietnamese Accounting Standards.

3.23 *Share capital*

Ordinary shares

Ordinary shares with voting rights are recognised at par value.

Share premium

Share premium is the difference between the par value and the issuance price of the shares, minus the actual issuance expenses incurred corresponding to the number of shares successfully issued. Issuance expense related to unsuccessful shares are recognised as finance expenses.

Treasury shares

Own equity instruments which are reacquired (treasury shares) are recognised at cost and deducted from equity. No gain or loss is recognised in profit/loss upon purchase, sale, issue or cancellation of the Group's own equity instruments.

3.24 *Appropriation of net profits*

Net profit after tax is available for appropriation to shareholders upon proposal by the Board of Directors and after approval by the shareholders in the annual general meeting, and after making appropriation to reserve funds in accordance with the Company's Charter and Vietnam's regulatory requirements.

The Group maintains the following reserve funds which are appropriated from the Group's net profit after tax as proposed by the Board of Directors and subject to approval by shareholders at the annual general meeting.

- *Investment and development fund*

  This fund is set aside for use in the Group's expansion of its operation or in-depth investments.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.24 *Appropriation of net profits* (continued)

- *Bonus and welfare fund*

  This fund is set aside for employee reward, incentives, common benefits and welfare improvements, and presented as a liability on the interim consolidated statement of financial position.

3.25 *Revenue recognition*

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, excluding trade discounts, rebates and sales returns. The following specific recognition criteria must also be met before revenue is recognised:

Sale of goods

Revenue is recognised when the significant risks and rewards of ownership of the goods have passed to the buyer, usually upon the delivery of the goods.

Rendering of services

Revenue from rendering of services is recognised when the services are rendered.

Interest income

Interest is recognised on an accrual basis based on the time and actual interest rate for each period.

Rental income

Rental income arising from operating lease is accounted for on a straight-line basis over the lease term of the leases.

Dividend and profit

Dividend and profit are recognised when the Group's entitlement as an investor to receive the dividend/ profit is established.

3.26 *Revenue deductions*

Revenue deductions include trade discounts, sales allowances and sales returns.

Revenue deductions arising in the same period in which products, goods, or services are sold are recorded as a reduction of revenue in that period. In cases where products, goods, or services are sold during the period but trade discounts, sales allowances, or sales returns arise in the subsequent year, the Group reduces the revenue recognised for the period, provided that such revenue deductions arise before the issuance date of the interim consolidated financial statements.

3.27 *Selling expenses*

Selling expenses reflect actual costs incurred in connection with the sale of goods and the provision of services.

3.28 *General and administrative expenses*

General and administrative expenses reflect actual costs incurred in the course of the general management of the Group.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.29 *Taxation*

Current income tax

Current income tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted as at the end of the reporting period.

Current income tax is charged or credited to the interim consolidated income statement, except when it relates to items recognised directly to equity, in which case the current income tax is also dealt with in equity.

Current income tax assets and liabilities are offset when there is a legally enforceable right for the Group to offset current tax assets against current tax liabilities and when the Group intends to settle its current tax assets and liabilities on a net basis.

Deferred tax

Deferred tax is provided using the liability method on temporary differences at the end of the reporting period between the tax base of assets and liabilities and their carrying amount for interim consolidated financial reporting purposes.

Deferred tax liabilities are recognised for all taxable temporary differences, except:

- where the deferred tax liability arises from the initial recognition of an asset or liability in a transaction which at the time of the related transaction affects neither the accounting profit nor taxable profit or loss; and
- in respect of taxable temporary differences associated with investments in subsidiaries and associates where timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred tax assets are recognised for all deductible temporary differences, carried forward unused tax credit and unused tax losses, to the extent that it is probable that taxable profit will be available against which deductible temporary differences, carried forward unused tax credit and unused tax losses can be utilised, except:

- where the deferred tax asset in respect of deductible temporary difference which arises from the initial recognition of an asset or liability which at the time of the related transaction, affects neither the accounting profit nor taxable profit or loss; and
- in respect of deductible temporary differences associated with investments in subsidiaries and associates, deferred tax assets are recognised only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilised.

The carrying amount of deferred tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Previously unrecognised deferred tax assets are re-assessed at each balance sheet date and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

Deferred income tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset is realised or the liability is settled based on tax rates and tax laws that have been enacted at the balance sheet date.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.29 *Taxation* (continued)

Deferred tax (continued)

Deferred tax is charged or credited to the interim consolidated income statement, except when it relates to items recognised directly to equity, in which case the deferred tax is also dealt with in the equity account.

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Group to offset current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority on either the same taxable entity.

3.30 *Related parties*

Parties are considered to be related parties of the Group if one party has the ability to directly or indirectly control or to exercise significant influence over, the other party in making financial and operating decisions, or when the Group and the other party are under common control or subject to significant influence by the same party. Related parties may be entities or individuals, including close members of their families.

3.31 *Significant estimates*

The preparation of the interim consolidated financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and the statutory requirements relevant to preparation and presentation of the interim consolidated financial statements requires management to make estimates and assumptions that affect the carrying amounts of assets and liabilities, the disclosure of contingent assets and liabilities as at the reporting date, as well as the reported amounts of revenue and expenses during the reporting period.

Such estimates and assumptions are continually evaluated based on past experience and other factors, including expectations of future events that are believed to be reasonable and have a significant impact on the Group's consolidated financial statements. Although accounting estimates are made based on management's best knowledge and judgement, actual results may differ from those estimates and assumptions.

3.32 *Segment information*

A segment is a component determined separately by the Group which is engaged in providing products or related services (business segment) or providing products or services in a particular economic environment (geographical segment), that is subject to risks and returns that are different from those of other segments.

The Group's business segment primarily relates to the sale of products (plantations, trading and services). Management defines the Group's geographical segments based on the geographical location of its assets.

4. SIGNIFICANT EVENT

Change in ownership interest in Hoang Anh Gia Lai International Investment JSC ("HAGL Investment JSC")

During the period, the Company completed the disposal of 14,678,634 shares in HAGL Investment JSC to other parties for a total transfer consideration of VND'000 670,112,071. As a result, the Group's ownership interest in HAGL Investment JSC decreased from 93.13% to 84.43%.

The difference between the consideration received and the carrying amount of the share of net assets corresponding to the ownership interest transferred in the subsidiary was recognized in undistributed earnings in the interim consolidated statement of financial position *(Note 24.1)*.

5. CASH AND CASH EQUIVALENT

VND'000

	Ending balance	*Beginning balance*
Cash and cash equivalents held by the Company that are not restricted as to use		
Cash on hand	3,740,028	4,027,271
Cash in banks	459,754,157	175,501,542
In which:		
- *ACLEDA Bank Plc.*	*217,667,389*	*6,309*
- *Tien Phong Commercial Joint Stock Bank*	*115,710,690*	*294,672*
- *Orient Commercial Joint Stock Bank*	*67,824,335*	*106,027,929*
- *Military Commercial Joint Stock Bank*	*1,658,844*	*25,054,875*
- *Other cash at banks*	*56,892,899*	*44,117,757*
Cash equivalent	780,000,000	500,000,000
TOTAL	**1,243,494,185**	**679,528,813**

Cash equivalent represents a deposit at Orient Commercial Joint Stock Bank with maturity of 1 month and interest at rates ranging from 4.75% - 6.50% per annum.

Additional information regarding the interim consolidated cash flow statement:

	Current period	*Previous period*
Significant non-cash transactions that will have impact on the interim consolidated cash flow statement in the future:		
Waived interest payables	1,534,505,139	-

6. INVESTMENTS

6.1 *Held-to-maturity investments*

VND'000

	Ending balance		*Beginning balance (Reclassified - Note 37)*	
	Carrying amount	*Provision*	*Carrying amount*	*Provision*
Short-term				
Loan receivables *(i)*	1,179,140,671	(26,213,028)	2,820,821,916	(21,288,525)
In which:				
- *Souk Houng Heang Savannakhet Co., Ltd.*	*347,044,231*	-	-	-
- *Stung Treng S.K Plantation Development Co., Ltd*	*291,703,727*	-	*233,562,133*	-
- *Dong Gia Lai Food Processing JSC*	*178,921,761*	-	*490,713,549*	-
- *Tay Nguyen Agriculture Services Co., Ltd*	-	-	*1,183,527,287*	-
- *Others*	*361,470,952*	*(26,213,028)*	*913,018,947*	*(21,288,525)*
Term deposit *(ii)*	400,000,000	-	-	-
Interest receivable	102,375,012	-	260,629,919	-
TOTAL	**1,681,515,683**	**(26,213,028)**	**3,081,451,835**	**(21,288,525)**
In which:				
Other parties	*1,676,663,204*	*(26,213,028)*	*1,171,598,399*	*(21,288,525)*
Related parties (Note 33)	*4,852,479*	-	*1,909,853,436*	-

6. INVESTMENTS (continued)

6.1 *Held-to-maturity investments* (continued)

VND'000

	Ending balance	*Beginning balance (Reclassified - Note 37)*
Long-term		
Business Cooperation Contract *(iii)*	395,757,100	-
- *Stung Treng Agricultural Development Joint Stock Company*	*395,757,100*	-

Movements of provision for diminution in value of held-to-maturity investments were as follows:

VND'000

	Current period	*Previous period*
Beginning balance	21,288,525	23,959,811
Provision made during the period	8,755,003	-
Reversal during the period	(3,830,500)	(2,577,905)
Ending balance	26,213,028	21,381,906

(i) These are lending guaranteed by the Company's shareholders with maturity dates from 2026 to 2027 and interest at rates ranging from 7.5% - 10% per annum.

(ii) This represents deposit at Orient Commercial Joint Stock Bank with original maturity of 6 months and interest at 7% per annum.

(iii) BCC No. 04/2026/HĐHTKD/HAG-STT dated 22 April 2026 with Stung Treng Agricultural Development Joint Stock Company on investment cooperation for a coffee plantation project located in Stung Treng Province, Cambodia. Under the agreement, the Company is entitled to a return of 11% per annum on the contributed capital during BCC term of three years from the contract date. As at 30 June 2026, the project was still in the initial development stage and had not yet generated revenue.

6.2 *Other short-term investments*

VND'000

	Ending balance	*Beginning balance (Reclassified - Note 37)*
Business Cooperation Contracts ("BCCs") *(*)*	1,245,000,000	762,210,841
In which:		
- *Savannakhet Investment Joint Stock Company*	*495,000,000*	-
- *Stung Treng Agricultural Development Joint Stock Company*	*450,000,000*	-
- *Champa Coffee Joint Stock Company*	*300,000,000*	-
- *Tay Nguyen Agriculture Services Co., Ltd.*	-	*350,000,000*
- *Banlung Agricultural and Forestry Development Company Limited*	-	*191,873,563*
- *Bolaven Agriculture and Silkworm Sole Co., Ltd.*	-	*132,137,128*
- *Paksong Macadamia and Coffee Agri-Development Company Limited*	-	*88,200,150*
Deposit for BCC of Thanh Trung Agricultural Company Limited *(**)*	820,000,000	820,000,000
TOTAL	**2,065,000,000**	**1,582,210,841**

6. INVESTMENTS (continued)

6.2 *Other short-term investments* (continued)

(*) Receivables from BCCs to develop fruit tree projects comprise:

- BCC No. 02/2026/HĐHTKD/LEME-SAVANNAKHET dated 25 June 2026 with Savannakhet Investment Joint Stock Company on investment cooperation in fruit projects located in Savannakhet Province, Laos. The BCC does not require the establishment of a new legal entity and profits will be divided based on the business results of the project and be paid once at the same time as the return of the BCC receivable as stipulated and during BCC term of twelve (12) months from the contract date. As at 30 June 2026, the project is still in initial construction phase and has not yet generated revenue.
- BCC No. 01/2026/HĐHTKD/LEME-STUNGTRENG dated 27 January 2026 with Stung Treng Agricultural Development Joint Stock Company on investment cooperation in fruit projects located in Stung Treng Province, Cambodia. The BCC does not require the establishment of a new legal entity and profits will be divided based on the business results of the project and be paid once at the same time as the return of the BCC receivable as stipulated and during BCC term of twelve (12) months from the contract date. As at 30 June 2026, the project is still in initial construction phase and has not yet generated revenue.
- BCC No. 03/2026/HĐHTKD/LEME-CHAMPA dated 25 June 2026 with Champa Coffee Joint Stock Company on investment cooperation in fruit projects located in Champasak Province, Laos. The BCC does not require the establishment of a new legal entity and profits will be divided based on the business results of the project and be paid once at the same time as the return of the BCC receivable as stipulated and during BCC term of twelve (12) months from the contract date. As at 30 June 2026, the project is still in initial construction phase and has not yet generated revenue.

(**) This is a deposit for the contract BCC No. 2905/2023/DCHTKD/LM-TT dated 29 May 2023 with Thanh Trung Agriculture Company Limited with a deposit amount of VND'000 820,000,000 to develop fruit tree projects with an estimated total area of 4,484 hectares located in Ban Madka and Ban Nongmuang, Sanamxay District and Ban Kengnhay, Saysettha District, Attapeu Province, Laos. The BCC does not require the establishment of a new legal entity and profits will be divided based on the business results of the project, starting from the time the project generates revenue.

7. SHORT-TERM TRADE RECEIVABLES

VND'000

	Ending balance		*Beginning balance*	
	Carrying amount	*Provision*	*Carrying amount*	*Provision*
Sale of goods and rendering of services	1,044,929,632	(8,700,336)	1,273,474,926	(5,546,703)
In which:				
- *Tay Nguyen Agriculture Services Company Limited*	*528,178,637*	-	*753,805,853*	-
- *Gia Lai Freshwater Fish Joint Stock Company*	*164,374,234*	-	*208,646,697*	-
- *Dong Gia Lai Food Processing Joint Stock Company*	*83,291,735*	-	*83,291,735*	-
- *Others*	*269,085,026*	*(8,700,336)*	*227,730,641*	*(5,546,703)*
Others	4,280,148	-	5,432,889	-
TOTAL	**1,049,209,780**	**(8,700,336)**	**1,278,907,815**	**(5,546,703)**
In which:				
Other parties	*489,459,916*	*(8,700,336)*	*440,625,554*	*(5,546,703)*
Related parties (Note 33)	*559,749,864*	-	*838,282,261*	-

Movements of provision for doubtful short-term trade receivables were as follows:

VND'000

	Current period	*Previous period*
Beginning balance	5,546,703	14,128,653
Provision made during the period	3,477,462	1,843,325
Disposal of subsidiaries	-	(1,881,846)
Reversal during the period	(323,829)	(993,240)
Ending balance	8,700,336	13,096,892

8. SHORT-TERM ADVANCES TO SUPPLIERS

VND'000

	Ending balance		*Beginning balance*	
	Carrying amount	*Provision*	*Carrying amount*	*Provision*
Advances to suppliers for purchase of goods and services	231,633,191	(2,796,644)	168,270,256	(4,869,307)
In which:				
- *Tay Nguyen Agriculture Services Company Limited*	*167,557,541*	*-*	*127,491,235*	*-*
- *Others*	*64,075,650*	*(2,796,644)*	*40,779,021*	*(4,869,307)*
Advances to contractors for construction and purchase of machinery and equipment	3,181,612	-	17,899,060	-
TOTAL	**234,814,803**	**(2,796,644)**	**186,169,316**	**(4,869,307)**
In which:				
Related parties (Note 33)	*170,557,541*	*-*	*127,491,235*	*-*
Other parties	*64,257,262*	*(2,796,644)*	*58,678,081*	*(4,869,307)*

Movement of provision for doubtful short-term advances to suppliers was as follows:

VND'000

	Current period	*Previous period*
Beginning balance	4,869,307	6,549,643
Provision made during the period	1,251,637	1,333,275
Reversal during the period	(3,324,300)	-
Ending balance	2,796,644	7,882,918

9. OTHER RECEIVABLES

VND'000

	Ending balance		*Beginning balance (Reclassified - Note 37)*	
	Carrying amount	*Provision*	*Carrying amount*	*Provision*
Short-term				
Debt offsetting	1,028,655,308	(14,684,224)	642,535,922	(11,976,573)
Advances to employees	43,494,856	-	25,668,364	-
Others	23,489,004	-	11,667,062	-
TOTAL	**1,095,639,168**	**(14,684,224)**	**679,871,348**	**(11,976,573)**
In which:				
Related parties (Note 33)	*20,430,725*	-	*433,950,198*	-
Other parties	*1,075,208,443*	*(14,684,224)*	*245,921,150*	*(11,976,573)*
Long-term				
Deposit	26,242,375	-	12,995,497	-
In which:				
Other parties	*26,242,375*	-	*12,995,497*	-

Movements of provision for doubtful other receivables were as follows:

VND'000

	Current period	*Previous period*
Beginning balance	11,976,573	12,832,013
Provision made during the period	10,133,925	2,094,585
Disposal of subsidiaries	-	(5,374,624)
Reversal during the period	(7,426,274)	(191,314)
Ending balance	14,684,224	9,360,660

10. INVENTORIES

VND'000

	Ending balance	*Beginning balance (Reclassified - Note 37)*
Raw materials	131,023,384	86,631,972
Merchandise goods	68,993,294	113,856,293
Finished goods	14,759,922	4,570,356
Tools and supplies	6,212,126	1,537,762
Work in process	3,930,913	2,820,930
TOTAL	**224,919,639**	**209,417,313**
Provision for diminution in value of inventories	(2,341,575)	(2,341,575)
NET	**222,578,064**	**207,075,738**

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
As at 30 June 2026 and for the six-month period then ended

11. BIOLOGICAL ASSETS

11.1 Biological assets except for mature livestock raised for periodic harvest

VND'000

	Ending balance		*Beginning balance (Reclassified - Note 37)*	
	Cost	*Recoverable amount*	*Cost*	*Recoverable amount*
1. Livestock raised for single harvest	**46,625,352**	**46,625,352**	**34,499,693**	**34,499,693**
a) Short-term livestock raised for single-harvest	46,625,352	46,625,352	34,499,693	34,499,693
- *Fish*	*25,905,490*	*25,905,490*	*10,186,931*	*10,186,931*
- *Piglets*	*18,183,145*	*18,183,145*	*16,759,210*	*16,759,210*
- *Others*	*2,536,717*	*2,536,717*	*7,553,552*	*7,553,552*
2. Seasonal crops or crops for single-harvest production	**576,837,357**	**576,837,357**	**477,785,878**	**477,785,878**
a) Short-term seasonal crops or crops for single-harvest production	558,244,273	558,244,273	450,738,890	450,738,890
- *Banana*	*380,709,095*	*380,709,095*	*300,661,783*	*300,661,783*
- *Durian*	*129,980,097*	*129,980,097*	*123,135,743*	*123,135,743*
- *Others*	*47,555,081*	*47,555,081*	*26,941,364*	*26,941,364*
b) Long-term crops for single-harvest production	18,593,084	18,593,084	27,046,988	27,046,988
- *Acacia*	*18,593,084*	*18,593,084*	*27,046,988*	*27,046,988*
3. Immature livestock raised for periodic harvest	**68,380,146**	**68,380,146**	**82,318,108**	**82,318,108**
- *Breeding pigs*	*68,380,146*	*68,380,146*	*82,318,108*	*82,318,108*

11. BIOLOGICAL ASSETS (continued)

11.2 Mature livestock raised for periodic harvest

	VND'000 *Breeding pigs*
Cost:	
Beginning balance *(Reclassified - Note 37)*	13,429,883
Livestock that has reached maturity during the period	50,017,937
Disposals	(3,927,634)
Ending balance	59,520,186
Accumulated depreciation:	
Beginning balance *(Reclassified - Note 37)*	(1,010,829)
Depreciation for the period	(2,814,091)
Disposals	481,478
Ending balance	(3,343,442)
Net carrying amount	
Beginning balance *(Reclassified - Note 37)*	12,419,054
Ending balance	56,176,744

12. TANGIBLE FIXED ASSETS

VND'000

	Buildings and structures	*Machinery and equipment*	*Means of transportation*	*Office equipment*	*Perennial plants for periodic yields*	*Total*
Cost						
Beginning balance	3,295,112,452	259,729,097	722,942,284	4,446,031	6,133,681,137	10,415,911,001
Transferred from construction in progress	65,159,867	2,757,243	12,934,209	-	398,146,199	478,997,518
Newly purchases	2,460,118	29,094,167	3,250,955	91,476	-	34,896,716
Write-offs and disposals	(1,620,908)	(638,623)	(21,457,173)	-	(8,020,062)	(31,736,766)
Reclassification	-	-	-	-	(70,782,612)	(70,782,612)
Foreign exchange differences	24,818,636	838,117	5,208,203	-	28,369,273	59,234,229
Ending balance	3,385,930,165	291,780,001	722,878,478	4,537,507	6,481,393,935	10,886,520,086
In which:						
Fully depreciated	*41,834,776*	*21,345,807*	*31,571,032*	*2,951,130*	*6,689,440*	*104,392,185*
Accumulated depreciation						
Beginning balance	(725,251,453)	(115,512,507)	(257,958,232)	(4,084,147)	(1,413,443,121)	(2,516,249,460)
Depreciation for the period	(98,795,411)	(14,567,798)	(30,960,954)	(76,384)	(232,876,467)	(377,277,014)
Write-offs and disposals	459,257	-	18,107,864	-	250,827	18,817,948
Reclassification	-	-	-	-	2,786,852	2,786,852
Foreign exchange differences	(4,515,930)	(189,386)	(1,375,329)	-	(3,452,769)	(9,533,414)
Ending balance	(828,103,537)	(130,269,691)	(272,186,651)	(4,160,531)	(1,646,734,678)	(2,881,455,088)
Net carrying amount						
Beginning balance	2,569,860,999	144,216,590	464,984,052	361,884	4,720,238,016	7,899,661,541
Ending balance *(*)*	2,557,826,628	161,510,310	450,691,827	376,976	4,834,659,257	8,005,064,998

(*) These assets were pledged as collateral for the Group's loans *(Note 23)*.

13. INTANGIBLE FIXED ASSETS

VND'000

	Land use rights	*Computer software*	*Total*
Cost			
Beginning balance	612,210,015	15,127,865	627,337,880
New purchases	319,370,520	-	319,370,520
Ending balance	931,580,535	15,127,865	946,708,400
In which:			
Fully amortized	-	*14,874,689*	*14,874,689*
Accumulated amortisation			
Beginning balance	(39,397,339)	(14,941,453)	(54,338,792)
Amortisation for the period	(9,772,547)	(23,410)	(9,795,957)
Ending balance	(49,169,886)	(14,964,863)	(64,134,749)
Net carrying amount			
Beginning balance	572,812,676	186,412	572,999,088
Ending balance	882,410,649	163,002	882,573,651
In which:			
Pledged as collateral (Note 23)	*25,278,179*	-	*25,278,179*

14. INVESTMENT PROPERTIES

VND'000

	Buildings and structures
Cost	
Beginning and ending balance	63,456,715
Accumulated depreciation	
Beginning balance	(14,653,847)
Depreciation for the period	(1,274,787)
Ending balance	(15,928,634)
Net carrying amount	
Beginning balance	48,802,868
Ending balance	47,528,081

14. INVESTMENT PROPERTIES (continued)

Additional note:

The rental income and operating expenses relating to investment properties were presented as follows:

VND'000

	Current period	*Previous period*
Rental income from investment properties	2,401,844	2,391,262
Direct operating expenses of investment properties that generated rental income during the period	1,345,636	945,729

The fair value of the investment properties was not formally assessed and determined as at 30 June 2026. However, based on the assessment over market value of these investment properties, the Board of Directors assessed that the investment properties' market values are higher than their carrying value at the interim consolidated balance sheet date.

15. CONSTRUCTION IN PROGRESS

VND'000

	Ending balance	*Beginning balance (Reclassified - Note 37)*
Perennial plants development costs (*)	8,823,125,622	7,517,396,163
Livestock projects	763,436,237	787,066,219
Buildings and manufacturing factories	84,820,756	35,343,946
Others	100,102,718	98,911,972
TOTAL	**9,771,485,333**	**8,438,718,300**

(*) These assets were pledged as collateral for the Group's loans *(Note 23)*.

16. CAPITALISED BORROWING COSTS

During the period, the Group capitalised loan interest costs amounting to VND'000 31,124,541 to construction in progress (previous period: VND'000 9,400,330). These are costs incurred from bank loans used to finance the construction and development of plantation and other projects.

17. LONG-TERM INVESTMENTS

VND'000

	Ending balance		*Beginning balance (Reclassified - Note 37)*	
	Carrying amount	*Provision*	*Carrying amount*	*Provision*
Investment in associates *(Note 17.1)*	-	-	6,145,591	-
Investment in other entities *(Note 17.2)*	8,530,041	(8,530,041)	917,550,007	(369,300,006)
Held-to-maturity investment *(Note 6.1)*	395,757,100	-	-	-
TOTAL	**404,287,141**	**(8,530,041)**	**923,695,598**	**(369,300,006)**

17. LONG-TERM INVESTMENTS (continued)

17.1 Investment in associate

Name of associate	*Business activity*	*Ending balance*		*Beginning balance*	
		% interest and voting	*Carrying value*	*% interest and voting*	*Carrying value*
		%	*VND'000*	*%*	*VND'000*
Ham Rong Sericulture Joint Stock Company	Fiber production	-	-	50.00	6,145,591

During the period, the Group completed the transfer of all shares owned in the above associate to a related party with total consideration of VND'000 7,500,000. Accordingly, Ham Rong Sericulture Joint Stock Company is no longer an associate of the Group.

17.2 Investment in other entities

Company name	*Business activities*	*Ending balance*		*Beginning balance*	
		% holding and voting	*Cost*	*% holding and voting*	*Cost*
		%	*VND'000*	*%*	*VND'000*
Hoang Anh Gia Lai Agricultural Joint Stock Company ("HNG") (*)	Industrial and agriculture planting	-	-	8.24	909,019,966
Thanh Nien Media Corporation	Communication	2.00	6,200,000	2.00	6,200,000
Vietnam Professional Football Joint Stock Company	Football	-	1,170,000	-	1,170,000
Far East Aviation Joint Stock Company	Trading and transportation	-	1,160,041	-	1,160,041
TOTAL			**8,530,041**		**917,550,007**
Provision for long-term investments			(8,530,041)		(369,300,006)
NET			-		**548,250,001**

(*) During the period, the Company completed the transfer of all its 91,375,000 HNG shares to other investors, with total consideration amounting to VND'000 593,937,500.

18. DEFERRED EXPENSES

VND'000

	Ending balance	*Beginning balance (Reclassified - Note 37)*
Short-term		
Plantation renovation costs	6,319,455	44,261,977
Tools and supplies	726,620	1,174,793
Others	2,192,416	1,389,517
	9,238,491	46,826,287
Long-term		
Land costs	382,444,497	376,366,527
Plantation renovation costs	89,287,394	103,366,752
Tools and supplies	10,501,252	11,113,494
Others	18,837,277	26,803,789
	501,070,420	517,650,562
TOTAL	**510,308,911**	**564,476,849**

19. SHORT-TERM TRADE PAYABLES AND ADVANCES FROM CUSTOMERS

19.1 Trade payables

VND'000

	Ending balance		*Beginning balance*	
	Balance	*Payable amount*	*Balance*	*Payable amount*
Purchase of goods and services	791,059,080	791,059,080	842,891,845	842,891,845
In which:				
- *Do Holdings Development Investment Commercial Joint Stock Company*	*361,820,688*	*361,820,688*	*386,820,688*	*386,820,688*
- *IAPACCO Joint Stock Company*	*85,774,895*	*85,774,895*	*106,754,851*	*106,754,851*
- *Others*	*343,463,497*	*343,463,497*	*349,316,306*	*349,316,306*
Purchase of machinery and equipment	54,228,461	54,228,461	44,701,237	44,701,237
Construction contractors	17,953,824	17,953,824	22,517,181	22,517,181
TOTAL	**863,241,365**	**863,241,365**	**910,110,263**	**910,110,263**
In which:				
Other parties	*833,616,457*	*833,616,457*	*873,534,665*	*873,534,665*
Related parties (Note 33)	*29,624,908*	*29,624,908*	*36,575,598*	*36,575,598*

19. SHORT-TERM TRADE PAYABLES AND ADVANCES FROM CUSTOMERS (continued)

19.2 Advances from customers

VND'000

	Ending balance	*Beginning balance*
Other parties	192,807,490	231,479,406
In which:		
- *Vinacapital Phuoc Dien Co., Ltd.*	*162,680,988*	*162,680,988*
- *Others*	*30,126,502*	*68,798,418*

20. TAXES

VND'000

	Beginning balance	*Increase in the period*	*Decrease in the period*	*Ending balance*
Receivables				
Value-added tax	27,600,604	288,895,832	(272,617,279)	43,879,157
Others	3,420,825	1,748,439	(2,028,466)	3,140,798
TOTAL	**31,021,429**	**290,644,271**	**(274,645,745)**	**47,019,955**
Payables				
Personal income tax	19,513,705	9,607,440	(25,830,013)	3,291,132
Value-added tax	3,085,157	348,884,312	(351,121,102)	848,367
Corporate income tax *(Note 32.1)*	-	100,917,230	(5,210,559)	95,706,671
Others	-	9,123,513	(8,613,341)	510,172
TOTAL	**22,598,862**	**468,532,495**	**(390,775,015)**	**100,356,342**

21. ACCRUED EXPENSES

VND'000

	Ending balance	*Beginning balance*
Short-term		
Interest expenses	208,911,908	2,168,988,964
Operating costs	71,099,549	89,382,923
Others	7,017,480	24,615,557
	287,028,937	2,282,987,444
Long-term		
Interest expenses	28,984,093	36,329,134
TOTAL	**316,013,030**	**2,319,316,578**
In which:		
Other parties – short-term	*287,028,937*	*2,282,987,444*
Other parties - long-term	*19,255,608*	*30,327,066*
Related parties - long-term (Note 33)	*9,728,485*	*6,002,068*

22. OTHER PAYABLES

VND'000

	Ending balance	*Beginning balance (Reclassified - Note 37)*
Short-term		
Debt offsetting	65,875,892	62,620,187
Payment on behalf of the Group	27,227,062	27,227,062
Payment on behalf	14,533,448	14,533,448
Union fee and insurance payables	4,516,059	3,706,687
Others	4,227,576	10,651,877
	116,380,037	118,739,261
Long-term		
Collection on behalf	12,866,626	207,810,192
Others	-	5,537,882
	12,866,626	213,348,074
TOTAL	**129,246,663**	**332,087,335**
In which:		
Other parties	*129,246,663*	*332,087,335*

23. LOANS

VND'000

	Ending balance	*Beginning balance (Reclassified - Note 37)*
Short-term		
Loans from banks *(Note 23.1)*	5,058,605,433	5,039,319,600
Current portion of long-term bank loans *(Note 23.3)*	292,787,369	333,418,316
Current portion of long-term bonds *(Note 23.2)*	-	1,099,000,000
Borrowings from other parties *(i)*	22,950,065	-
	5,374,342,867	6,471,737,916
Long-term		
Bonds *(Note 23.2)*	2,959,897,256	987,332,222
Loans from banks *(Note 23.3)*	283,163,905	297,576,892
Loans from other parties *(Note 23.4)*	60,697,434	144,891,217
Borrowings from other parties *(i)*	12,600,000	9,400,000
	3,316,358,595	1,439,200,331
TOTAL	**8,690,701,462**	**7,910,938,247**

(i) These represent unsecured and non-bearing interest borrowings from other individuals, companies and other related parties for financing the Group's working capital requirements.

23. LOANS (continued)

Movements of loans were as follows:

VND'000

	Short-term loans	*Long-term loans*	*Total*
Beginning balance	6,471,737,916	1,439,200,331	7,910,938,247
Drawdown of loans	5,880,672,490	2,003,600,000	7,884,272,490
Net-off	22,950,065	(29,500,000)	(6,549,935)
Bond issuance expenses	-	(33,502,400)	(33,502,400)
Amortisation of bond issuance costs	-	6,067,433	6,067,433
Foreign exchange differences	(3,139,082)	(1,927,799)	(5,066,881)
Repayment of loans	(6,997,878,522)	(67,578,970)	(7,065,457,492)
Ending balance	5,374,342,867	3,316,358,595	8,690,701,462

23.1 *Short-term loans from banks*

VND'000

Bank	*Ending balance*	*Beginning balance*
Orient Commercial Joint Stock Bank - Head Office Business Center	3,829,111,287	-
Tien Phong Commercial Joint Stock Commercial Bank - Hanoi Branch	673,140,000	663,490,000
Ho Chi Minh City Development Joint Stock Commercial Bank - Dong Nai Branch	258,529,999	259,939,669
Sai Gon Thuong Tin Bank Lao Limited - Champasak Branch	217,916,840	206,854,473
Sacombank (Cambodia) Plc. - Pochentong Branch	79,907,307	79,877,706
Orient Commercial Joint Stock Bank - Dak Lak Branch	-	3,429,160,732
Saigon Treasure Commercial Joint Stock Bank - Gia Lai Branch	-	399,997,020
TOTAL	**5,058,605,433**	**5,039,319,600**

The Group obtained these loans mainly to finance the working capital.

23. LOANS (continued)

23.1 Short-term loans from banks (continued)

Details of short-term loans from banks are as follows:

Bank	*Ending balance (VND'000)*	*Term and maturity date*	*Interest rate (% p.a.)*	*Collateral*
Orient Commercial Joint Stock Bank - Head Office Business Center				
Loan 1	1,699,998,491	From 20 July 2026 to 11 December 2026	8.8 - 11.0	140,080,000 shares of HAGL International Investment owned by the Company; 5,785,000 shares of HAGL International Investment owned by Ms. Le Thi Lieu; 5,785,000 shares of HAGL International Investment owned by Mr. Tran Quang Dung; 345,032,600 shares of Le Me Joint Stock Company owned by the Company; 30,323,900 shares of Le Me Joint Stock Company owned by Gia Lai Livestock Joint Stock Company; 8,876,100 shares of Le Me Joint Stock Company owned by Hoang Anh Gia Lai Investment Joint Stock Company; Ownership and exploitation rights over the mulberry plantation, banana plantation, and durian plantation of Khan Xay Agriculture Development Co., Ltd., located in Hatsan Village, Saysettha District, Attapeu Province, Lao People's Democratic Republic; Ownership and exploitation rights over the durian plantation and coffee plantation of Bolaven Sturgeon Aquaculture Joint Stock Company, located in Phanuandong Village, Paksong District, Champasak Province, Lao People's Democratic Republic; Ownership and exploitation rights over the durian plantation of Souk Houng Heang Agricultural Development Sole Co., Ltd., located in Phanuandong Village, Paksong District, Champasak Province, Lao People's Democratic Republic; Ownership and exploitation rights over the macadamia plantation and coffee plantation of Bolaven High-tech Agriculture Co., Ltd., located in Houaykong Village, Paksong District, Champasak Province, Lao People's Democratic Republic.

23. LOANS (continued)

23.1 Short-term loans from banks (continued)

Details of short-term loans from banks are as follows: (continued)

Bank	*Ending balance VND'000*	*Term and maturity date*	*Interest rate (% p.a.)*	*Collateral*
Orient Commercial Joint Stock Bank - Head Office Business Center (continued)				
Loan 2	1,199,998,661	From 17 September 2026 to 30 March 2027	10.95 - 11.25	All assets of Gia Lai Livestock Joint Stock Company related to the sustainable development project of fruit trees combined with pig farming in the communes of Dak Ta Ley, Kon Chieng, Kon Thup, Lo Pang, Dak Ya, De Ar, Mang Yang District; Phu An, Cu An, Yang Bac, Dak Po District, Thanh An, An Khe, Gia Lai Province, in accordance with Land Use Right ("LUR") No. BY 440253, BY 440254, BY 440255, BY 440256, BY 440257, BY 440346, BY 440347, and DQ129640; 165,750,000 shares of Gia Lai Livestock Joint Stock Company owned by the Company.
Loan 3	929,114,135	From 16 July 2026 to 30 March 2027	10.95 - 11.25	29,226,086 shares of Gia Lai Livestock Joint Stock Company owned by Hoang Anh Gia Lai Coffee Joint Stock Company; 11,957 shares of Gia Lai Livestock Joint Stock Company owned by Mr. Tran Quang Dung; 11,957 shares of Gia Lai Livestock Joint Stock Company owned by Ms. Nguyen Ngoc Mai; All assets of Gia Lai Livestock Joint Stock Company related to the sustainable development project of fruit trees combined with pig farming in the communes of Dak Ta Ley, Kon Chieng, Kon Thup, Lo Pang, Dak Ya, De Ar, Mang Yang District; Phu An, Cu An, Yang Bac, Dak Po District, Thanh An, An Khe, Gia Lai Province, in accordance with Land Use Right ("LUR") No. BY 440253, BY 440254, BY 440255, BY 440256, BY 440257, BY 440346, BY 440347, and DQ129640; BY 440348, BY 440349, BY 440746.
TOTAL	**3,829,111,287**			

23. LOANS (continued)

23.1 Short-term loans from banks (continued)

Details of short-term loans from banks are as follows: (continued)

Bank	*Ending balance (VND'000)*	*Term and maturity date*	*Interest rate (% p.a.)*	*Collateral*
Tien Phong Joint Stock Commercial Bank - Hanoi Branch				Associated assets on land with LUR No. BY 440741 owned by Gia Lai Livestock Joint Stock Company; Associated assets on land with LUR No. 889/TNMT owned by Khan Xay Agriculture Development Co., Ltd; Guarantee letter from Mr Doan Nguyen Duc dated 13 July 2023; Associated assets on land with LUR No. 104/TNMT owned by Hoan Thinh Attapeu Agriculture Development Co., Ltd; Plantation on land with LUR No. BY 440735, BY 440736, BY 440744, and agricultural constructions as per LUR No. DD 782896, DD 782897, DD 782898 owned by Gia Lai Livestock Joint Stock Company; Associated assets on land with LUR No. 483/STNMT and 0097/TNMT owned by Khan Xay Agriculture Development Co., Ltd.
Loan 1	469,550,000	From 29 July 2026 to 17 November 2026	10.45 - 10.95	
Loan 2	203,590,000	From 2 July 2026 to 14 December 2026	10.05 - 10.95	
TOTAL	**673,140,000**			

23. LOANS (continued)

23.1 Short-term loans from banks (continued)

Details of short-term loans from banks are as follows: (continued)

Bank	*Ending balance (VND'000)*	*Term and maturity date*	*Interest rate (% p.a.)*	*Collateral*
Saigon Thuong Tin Bank Lao Company Limited - Champasak Branch				
Loan 1	168,251,180	From 27 August 2026 to 26 December 2026	LAK: 11.50 USD: 8.00	LUR for area of 121.7 hectares, Plot 01-02, Map No. A 660-668, Houykong Village, Paksong District, Champasak Province, Laos owned by Agricultural Development Daithang Sole Co., Ltd.; LUR for area of 123.3 hectares, Plot 01-02-03-04-05, Map No. A 658-670, Houykong Village, Paksong District, Champasak Province, Laos owned by Agricultural Development Daithang Sole Co., Ltd.; LUR for area of 6.83 hectares, Plot 01, Map No. A 728-636, Hatsan Village, Saysettha District, Attapeu Province, Laos owned by Khan Xay Agriculture Development Co., Ltd.; LUR for area of 48.52 hectares, Plot 08, Map No. A-730-634, Hatsan Village, Saysettha District, Attapeu Province, Laos owned by Khan Xay Agriculture Development Co., Ltd.
Loan 2	49,665,660	From 5 August 2026 to 26 December 2026	11.50	Land lease right, rights for exploitation and assets on land, including both existing and future assets on the plot of land measuring 150 hectares according to Registration Book 1, Sheet 1, LUR 02, Map sheet number A730-630, Keangnhai Village, Saysettha District, Attapeu Province, Laos owned by Khan Xay Agriculture Development Co., Ltd.
TOTAL	**217,916,840**			

23. LOANS (continued)

23.1 Short-term loans from banks (continued)

Details of short-term loans from banks are as follows: (continued)

Bank	*Ending balance VND'000*	*Term and maturity date*	*Interest rate (% p.a.)*	*Collateral*
Ho Chi Minh City Development Joint Stock Commercial Bank - Dong Nai Branch				
Loan 1	258,529,999	From 7 September 2026 to 7 December 2026	9.60 - 10.30	10,000,000 HAG shares owned by Mr Doan Nguyen Duc; 13,000,000 HAG shares owned by Ms Doan Hoang Anh; Real estate located at Land Lot No. 041, Cadastral Map Extract No. 059, under the Certificate of Land Use Rights No. BD 350931, situated at Ham Rong Hamlet, Ia Bang Commune, Dak Doa District, Gia Lai Province, owned by Phu Quy Agriculture Joint Stock Company.
Sacombank (Cambodia) Plc. - Pochentong Branch				
Loan 1	79,907,307	From 28 November 2026 to 6 February 2027	8.50	6,700,000 HAG shares owned by Mr Doan Nguyen Duc; Real estate located on Land Lot No. 65, 66, 67, 68, 69, 70, 139, 143, 55, 54, 53, 52, and 35 on Map No. 49, Kenh Sieu Hamlet, Chu Pong Commune, Chu Se District, Gia Lai Province owned by Mr. Nguyen Van Quy; Real estate located on land lots 01 and 79 on Map No. 3, La Bang Commune, Chu Prong District, Gia Lai Province owned by Phu Quy Gia Lai Agricultural Joint Stock Company.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
As at 30 June 2026 and for the six-month period then ended

23. LOANS (continued)

23.2 Long-term bonds

Details of outstanding bonds are as follows:

VND'000

Arrangement organization	*Ending balance*	*Beginning balance*
OCBS Securities Joint Stock Company ("OCBS") - HAG12601 *(i)*	2,000,000,000	-
OCBS Securities Joint Stock Company ("OCBS") - HTL12501 *(ii)*	1,000,000,000	1,000,000,000
BIDV and BIDV Securities Company ("BSC") *(*)*	-	1,099,000,000
Bond issuance costs	(40,102,744)	(12,667,778)
TOTAL	**2,959,897,256**	**2,086,332,222**
In which:		
Non-current portion	*2,959,897,256*	*987,332,222*
Current portion	*-*	*1,099,000,000*

(i) On 29 April 2026, the Company completed the issuance of 20,000 non-convertible corporate bonds without warrants and with a payment guarantee, with an aggregate principal amount of VND 2,000 billion (par value of VND 100 million per bond). The bonds have a term of 36 months from the issuance date and principal repurchase once on the maturity date.

The interest rate is fixed at 10.5% per annum for the first two interest periods and will subsequently be equal to the 12-month VND deposit rate applicable at the relevant interest determination date announced by Orient Commercial Joint Stock Bank ("OCB") plus a margin of 2.5% per annum.

Proceeds from the bond issuance are intended to finance the Company's coffee plantation development program through business cooperation contracts in Vietnam, Laos and Cambodia.

As of 30 June 2026, OCB and Prosperity and Development Commercial Joint Stock Bank each held 10,000 bonds, accounting for 50% of the total outstanding bonds.

The bonds are guaranteed by Orient Commercial Joint Stock Bank ("OCB") in accordance with Guarantee Agreement No. 0139/2026/TTCBL dated 24 April 2026 and the Letter of Guarantee No. BL0054061 issued thereunder.

Key terms of the payment guarantee with collateral assets are summarized as follows:

- OCB guarantees the Company's obligations relating to bond principal, interest, late payment penalties (if any) and mandatory bond repurchase obligations in accordance with the bond terms and conditions;
- The maximum guaranteed amount is VND 2,135 billion, comprising VND 2,000 billion of bond principal and up to VND 135 billion of interest and penalty-related obligations within the scope of the guarantee;
- The Letter of Guarantee is irrevocable. In the event that the Company fails to fully perform its guaranteed payment obligations when due, OCB is committed to making payment to the bondholders in accordance with the terms of the guarantee.

23. LOANS (continued)

23.2 *Long-term bonds* (continued)

(ii) On 8 August 2025, HAGL International Investment issued 10,000 bonds which non-convertible, unwarranted bonds and secured payment with total value of VND 1,000 billion (the par value per bond is VND 100 million).

These bonds have a term of thirty-six (36) months from the date of issue with a fixed interest rate 10.5% per annum and principal repurchase once on the maturity date.

The proceeds from the bonds were used for the purpose to finance capital for investment into Arabica coffee and mulberry cultivating projects in Gia Lai, Viet Nam and in Champasak, Attapeu, Laos.

The bonds are secured by a payment guarantee issued by OCB - Dak Lak Branch in accordance with the Payment Guarantee Letter No. BL 0052292 ("Guarantee Letter") and applicable laws. Details of the Guarantee Letter:

- All obligations relating to the payment of principal, interest, default interest (if any), and other payment obligations in connection with the bonds are guaranteed under the Guarantee Letter issued by OCB - Dak Lak Branch. Accordingly, the maximum aggregate amount payable by OCB - Dak Lak Branch to all beneficiaries under the Guarantee Letter shall not exceed VND'000 1,040,000,000.
- OCB - Dak Lak Branch irrevocably undertakes that, if HAGL International Investment fails to pay, or fails to fully pay, any guaranteed obligation when due in accordance with the terms and conditions of the bonds, OCB - Dak Lak Branch shall fully perform and pay such guaranteed obligation for the benefit of the beneficiaries in accordance with the Guarantee Letter.

23.3 *Long-term loans from banks*

Details of the long-term loans from banks are as follows:

VND'000

Bank	*Ending balance*	*Beginning balance*
Laos Viet Joint Venture Bank (Laos-Viet Bank) - Attapeu Branch	292,787,369	317,395,600
Orient Commercial Joint Stock Bank - Head Office Business Center	205,409,305	-
Sai Gon Thuong Tin Bank Lao Limited - Champasak Branch	77,754,600	95,705,116
Orient Commercial Joint Stock Bank - Dak Lak Branch	-	217,894,492
TOTAL	**575,951,274**	**630,995,208**
In which:		
Current portion	*292,787,369*	*333,418,316*
Non-current portion	*283,163,905*	*297,576,892*

The Group obtained these loans mainly to finance the construction and development of the Group's fruit plantations projects.

23. LOANS (continued)

23.3 Long-term loans from banks (continued)

The terms and conditions of long-term loans from banks are as follows:

Bank	*Ending balance (VND'000)*	*Term and maturity date*	*Interest rate (% p.a.)*	*Collateral*
Laos-Viet Bank, Attapeu Branch				
Loan 1 *(i)*	292,787,369	From 5 May 2023 to 15 September 2023	8.50	2 land lots located at Honglay Commune, Laman District, Sekong Province, Laos owned by Mr. Channousit; Office Building of Agricultural Development Daithang Sole Co., Ltd. at NongYoi Commune, Paksong Province, Champasak Province, Laos; Land Use and Exploitation Right of 939 ha of orchards owned by Agricultural Development Daithang Sole Co., Ltd.
In which:				
Current portion	*292,787,369*			

(*) On 23 October 2025, the Company and Agricultural Development Daithang Sole Co., Ltd. discussed and committed with the bank regarding the repayment of loan principal and interest for the period from 20 December 2025 to 31 December 2028.

23. LOANS (continued)

23.3 Long-term loans from banks (continued)

The terms and conditions of long-term loans from banks are as follows: (continued)

Bank	*Ending balance (VND'000)*	*Term and maturity date*	*Interest rate (% p.a.)*	*Collateral*
Orient Commercial Joint Stock Bank - Head Office Business Center				
Loan 1	187,259,305	From 22 January 2030 to 23 January 2030	12.80 - 13.40	All assets of Gia Lai Livestock Joint Stock Company related to the sustainable development project of fruit trees combined with pig farming in the communes of Dak Ta Ley, Kon Chieng, Kon Thup, Lo Pang, Dak Ya, De Ar, Mang Yang District; Phu An, Cu An, Yang Bac, Dak Po District, Thanh An, An Khe, Gia Lai Province, in accordance with Land Use Right ("LUR") No. BY 440253, BY 440254, BY 440255, BY 440256, BY 440257, BY 440346, BY 440347, and DQ129640; 165,750,000 shares of Gia Lai Livestock Joint Stock Company owned by the Company.
Loan 2	18,150,000	2 April 2030	13.60	140,080,000 shares of HAGL International Investment owned by the Company; 5,785,000 shares of HAGL International Investment owned by Ms. Le Thi Lieu; 5,785,000 shares of HAGL International Investment owned by Mr. Tran Quang Dung; All assets of Gia Lai Livestock Joint Stock Company related to the sustainable development project of fruit trees combined with pig farming in the communes of Kon Thup in accordance with Land Use Right ("LUR") No. BY 440746.
TOTAL	**205,409,305**			
In which:				
Non-current portion	*205,409,305*			

23. LOANS (continued)

23.3 Long-term loans from banks (continued)

The terms and long-term loans from banks are as follows: (continued)

Bank	*Ending balance (VND'000)*	*Term and maturity date*	*Interest rate (% p.a.)*	*Collateral*
Sai Gon Thuong Tin Bank Lao Limited - Champasak Branch				
Loan 1	77,754,600	4 July 2028	LAK: 13.00	Land lease right, rights for exploitation and assets on land, including both existing and future assets on the plot of land measuring 150 hectares according to Registration Book 1, Sheet 1, LUR 02, Map sheet number A730-630, Keangnhai Village, Saysettha District, Attapeu Province, Laos owned by Khan Xay Agriculture Development Co., Ltd.; Land lease right, rights for exploitation and assets on land, including both existing and future assets on the plot of land measuring 150 hectares according to Map sheet number A652-660, Paksong District, Champasak Province, Laos owned by Bolaven Paksong Sturgeon Co., Ltd.
In which:				
Non-current portion	*77,754,600*			

23. LOANS (continued)

23.4 Long-term loans from other parties

These are long-term loans from an individual and a company mainly for the purpose of financing the working capital of the Group:

Name	*Ending balance (VND'000)*	*Term and maturity date*	*Interest rate (% p.a.)*	*Collateral*
Ms. Ho Thi Kim Chi *(Note 33)*	52,762,000	24 April 2029	10.00	Unsecured
PC General Joint Stock Company	7,935,434	31 December 2027	7.95	Unsecured
TOTAL	**60,697,434**			
In which:				
Non-current portion	*60,697,434*			

24. OWNERS' EQUITY

24.1 Movements in owners' equity

VND'000

	Owner's contributed capital	*Share premium*	*Treasury shares*	*Foreign exchange differences*	*Undistributed earnings*	*Total*
For the six-month period ended 30 June 2025						
Beginning balance	10,574,679,470	-	(686,640)	(1,407,086,490)	(422,660,071)	8,744,246,269
Net profit for the period	-	-	-	-	833,606,449	833,606,449
Foreign exchange differences	-	-	-	191,985,320	-	191,985,320
Remuneration of BOD and management	-	-	-	-	(1,536,000)	(1,536,000)
Ending balance	10,574,679,470	-	(686,640)	(1,215,101,170)	409,410,378	9,768,302,038
For the six-month period ended 30 June 2026						
Beginning balance	12,674,679,470	408,450,000	(686,640)	(1,263,592,327)	1,392,652,658	13,211,503,161
Net profit for the period	-	-	-	-	2,025,743,079	2,025,743,079
Change in ownership in subsidiaries	-	-	-	-	263,922,658	263,922,658
Foreign exchange differences	-	-	-	193,853,522	-	193,853,522
Remuneration of BOD and management	-	-	-	-	(1,536,000)	(1,536,000)
Ending balance	12,674,679,470	408,450,000	(686,640)	(1,069,738,805)	3,680,782,395	15,693,486,420

24. OWNERS' EQUITY (continued)

24.2 Shares

	Ending balance	*Beginning balance*
Shares authorised to be issued	1,267,467,947	1,267,467,947
Shares issued and fully paid	1,267,467,947	1,267,467,947
Ordinary shares	*1,267,467,947*	*1,267,467,947*
Outstanding shares	1,267,399,283	1,267,399,283
Ordinary shares	*1,267,399,283*	*1,267,399,283*
Treasury shares	68,664	68,664
Ordinary shares	*68,664*	*68,664*

The Company's ordinary shares were issued at par value of 10,000 VND/share. Shareholders holding ordinary shares of the Company are entitled to dividends announced by the Company. Each ordinary share can exercise one vote, without restriction.

As disclosed in *Note 23*, part of ordinary shares has been pledged as collateral for the Group's loans.

25. NON-CONTROLLING INTERESTS

VND'000

	Current period	*Previous period*
Beginning balance	971,095,596	581,381,851
Profit during the period attributable to non-controlling interests	178,254,022	46,108,732
Change in ownership in subsidiaries	406,189,413	-
Dissolution of subsidiaries	-	(653,894)
Acquisition of subsidiaries	-	(20,494,810)
Ending balance	1,555,539,031	606,341,879

26. EARNINGS PER SHARE

The following reflects the earnings and share data used in the basic and diluted earnings per share computations:

	Current period	*Previous period*
Net profit attributable to ordinary shareholders of the Company *(VND'000)*	**2,025,743,079**	**833,606,449**
Weighted average number of ordinary shares during the period for basic earnings per share	1,267,399,283	1,267,399,283
Earnings per share *(VND)*		
- Basic earnings per share	1,598	658
- Diluted earnings per shares	1,598	658

There have been no other transactions involving ordinary shares or potential ordinary shares between the reporting date and the date of completion of these interim consolidated financial statements.

27. REVENUES

27.1 Revenue from sale of goods and rendering of services

VND'000

	Current period	*Previous period*
Gross revenue	**3,064,176,504**	**3,722,866,377**
In which:		
Revenue from sale of fruits	*2,718,373,253*	*3,004,755,136*
Revenue from sale of livestock	*188,943,159*	*134,166,648*
Revenue from sale of merchandise goods	*134,280,235*	*577,486,740*
Rendering of services	*22,579,857*	*6,457,853*
Less	**(25,152,081)**	**(15,689,858)**
Sales deductions	*(25,152,081)*	*(15,689,858)*
Net revenue	**3,039,024,423**	**3,707,176,519**
In which:		
Revenue from sale of fruits	*2,693,221,172*	*2,989,204,865*
Revenue from sale of livestock	*188,943,159*	*134,027,061*
Revenue from sale of goods	*134,280,235*	*577,486,740*
Rendering of services	*22,579,857*	*6,457,853*
In which:		
Revenue from other parties	*3,031,017,287*	*3,575,393,571*
Revenue from related parties (Note 33)	*8,007,136*	*131,782,948*

27. REVENUES (continued)

27.2 *Finance income*

	Current period	*Previous period*
		VND'000
Interest income	116,824,458	117,898,114
Income from disposal of investments	46,447,972	6,000,000
Foreign exchange gains	965,609	11,786,271
TOTAL	**164,238,039**	**135,684,385**
In which:		
Finance income from related parties (Note 33)	*38,851,143*	*94,028,735*
Finance income from other parties	*125,386,896*	*41,655,650*

28. COSTS OF GOODS SOLD AND SERVICES RENDERED

	Current period	*Previous period*
		VND'000
Cost of fruits sold	1,410,662,815	1,471,403,377
Cost of livestock sold	179,644,136	194,715,472
Cost of merchandise goods sold	128,509,356	559,631,050
Cost of services rendered	42,742,352	30,165,692
TOTAL	**1,761,558,659**	**2,255,915,591**

29. FINANCE EXPENSES

	Current period	*Previous period*
		VND'000
Interest	367,076,401	349,015,691
Bond issuance costs	6,067,434	10,942,794
Loan arrangement costs	16,391,891	-
Foreign exchange losses	8,018,831	10,337,093
Provision for long-term investments	-	18,275,000
Loss from dissolution of subsidiaries	-	6,238,932
Others	-	323,019
TOTAL	**397,554,557**	**395,132,529**

30. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

VND'000

	Current period	*Previous period*
Selling expenses		
External services	114,381,092	131,371,310
Labour costs	4,086,619	4,165,533
Depreciation and amortisation	2,133,671	2,184,506
Others	28,459,007	80,267,396
	149,060,389	217,988,745
General and administrative expenses		
Labour costs	46,507,621	39,952,796
External services	35,318,977	26,623,258
Provision for doubtful receivables	8,713,129	1,508,726
Depreciation	7,770,739	4,498,622
Others	18,279,754	6,812,803
	116,590,220	79,396,205
TOTAL	**265,650,609**	**297,384,950**

31. OTHER INCOME AND EXPENSES

VND'000

	Current period	*Previous period*
Other income		
Waived interest expense *(*)*	1,534,505,139	-
Gains from bargain purchase	-	9,859,555
Income from disposal of assets	-	4,059,005
Other income	17,632,494	3,795,221
	1,552,137,633	17,713,781
Other expenses		
Expenses from disposal of assets	20,923,591	46,284,294
Depreciation of idle assets	4,219,492	833,074
Other expenses	15,569,852	6,064,739
	40,712,935	53,182,107
NET OTHER PROFIT (LOSS)	**1,511,424,698**	**(35,468,326)**

(*) During the period, according to Notice of the Reduction of Debt Repayment Obligations No. 79/CNHCM-P.MBN1 dated 31 March 2026 by Vietnam Debt and Asset Trading Company Limited, the Company's debt repayment obligation was reduced by an amount equivalent to the accrued interest expense, totaling VND'000 1,534,505,139.

32. CORPORATE INCOME TAX

The Company and its subsidiaries located in Vietnam have the obligation to pay corporate income tax ("CIT") at the rate of 20% of taxable income (2025: 20%). These subsidiaries are also entitled to CIT exemption and reduction in accordance with their respective ERCs, Investment Licenses and applicable tax regulations.

The subsidiaries located in Lao People's Democratic Republic have the obligations to pay CIT at the rates of 20% of their taxable income from main activities and 2% of taxable income from transfer of projects. They are also entitled to CIT exemption and reduction in accordance with their respective BRCs, Investment Licenses and applicable tax regulations.

The subsidiaries located in Kingdom of Cambodia have the obligations to pay CIT at the rates of 20% of their taxable income from main activities. They are also entitled to CIT exemption and reduction in accordance with their respective BRCs, Investment Licenses and applicable tax regulations.

The Company and subsidiaries' tax returns are subject to examination by the tax authorities. Because the application of tax laws and regulations to many types of transactions is susceptible to varying interpretations, the amounts reported in the consolidated financial statements could change at a later date upon final determination by the tax authorities.

		VND'000
	Current period	*Previous period*
Current CIT expense	95,706,671	-
Under-accrual of tax from prior period	5,210,559	-
	100,917,230	-
Deferred tax income	(14,990,996)	(20,755,673)
TOTAL	**85,926,234**	**(20,755,673)**

32. CORPORATE INCOME TAX (continued)

32.1 Current income tax

The current CIT payable is based on taxable income for the current period. The taxable income of the Group for the period differs from the profit as reported in the interim consolidated income statement because it excludes items of income or expense that are taxable or deductible in other periods and it further excludes items that are not taxable or deductible. The Group's liability for current tax is calculated using tax rates that have been enacted by the interim consolidated balance sheet date.

Reconciliation between accounting profit before tax and taxable income is presented below:

		VND'000
	Current period	*Previous period*
Accounting profit before tax	**2,289,923,335**	**858,959,508**
Adjustments:		
Losses from subsidiaries	62,287,357	82,951,309
Gains from bargain purchase	-	(9,859,555)
Allocation of difference in consideration and carrying amount of net assets from asset acquisition	210,061,236	181,657,333
Non-deductible interest expense (*)	-	123,672,194
Change in unrealised intra-group profits	27,131,282	37,878,557
Profit from activities which are tax-exempt	(1,026,482,465)	(1,327,716,395)
Utilization of tax losses carried forward	(1,346,658,179)	(56,186,701)
Others	262,270,788	73,007,580
Estimated current taxable profit (tax loss)	**478,533,354**	**(35,636,170)**
Estimated current CIT	**95,706,671**	-
Under-accrual of tax from prior period	5,210,559	-
Estimated current CIT expense for the period	**100,917,230**	-
CIT payable at beginning of the period	-	96,086
Over accrual of tax from prior period	-	(65,958)
CIT paid during the period	(5,210,559)	(37,667)
CIT payable (receivable) at end of period	**95,706,671**	**(7,539)**
In which:		
CIT receivable (Note 20)	-	*(7,539)*
CIT payable (Note 20)	*95,706,671*	-

(*) Under Decree No. 132/2020/ND-CP dated 5th November 2020 on tax administration for enterprises with related party transactions, this amount represents the Group's non-deductible interest expense exceeding the prescribed threshold in the corporate income tax declaration for the period which has not been audited by the local tax authorities as of the date of these interim consolidated financial statements.

32. CORPORATE INCOME TAX (continued)

32.2 *Deferred tax*

The Group's deferred tax liabilities recognised by the Group and their movements were as follows:

VND'000

	Interim consolidated statement of financial position		*Interim consolidated income statement*	
	Ending balance	*Beginning balance*	*Current period*	*Previous period*
Fair value adjustment on assets acquired in business combination	370,286,380	384,165,962	(13,879,582)	(17,580,162)
Foreign exchange difference arising from revaluation of monetary items denominated in foreign currencies	129,764	1,241,178	(1,111,414)	(3,175,511)
	370,416,144	**385,407,140**		
Net deferred tax income			**(14,990,996)**	**(20,755,673)**

33. TRANSACTIONS WITH RELATED PARTIES

List of related parties as at 30 June 2026 is as follows:

Related party	*Relationship*
Gia Lai Freshwater Fish Joint Stock Company	Related party of a director of the subsidiary *(up to 25 March 2025)*
Dong Gia Lai Food Processing Joint Stock Company	Related party of a director of the subsidiary *(up to 1 January 2026)*
Tay Nguyen Agriculture Services Company Limited	Related party of a director of the subsidiary
Hoang Anh Gia Lai Sericulture Investment Joint Stock Company	Common legal representative with an indirect subsidiary
Ham Rong Sericulture Joint Stock Company	Associate *(up to 26 January 2026)*
Hoang Anh Gia Lai Wooden Furniture Joint Stock Company	Related company of a BOD member *(up to 1 January 2026)*
Hoang Anh Gia Lai Wooden Furniture Joint Stock Company - Hoang Anh Gia Lai Plastic Factory Branch	Related company of a BOD member *(up to 1 January 2026)*
Linh Khang Packaging One Member Company Limited	Related party of a member of management
Thanh Trung Agricultural Company Limited	Common legal representative with an indirect subsidiary
Savannakhet Investment Joint Stock Company	Common legal representative with an indirect subsidiary
Mr Doan Nguyen Duc	Chairman
Mr Vo Truong Son	BOD member
Mr Nguyen Xuan Thang	General Director
Ms Vo Thi My Hanh	BOD member cum Deputy General Director
Ms Ho Thi Kim Chi	BOD member cum Deputy General Director
Ms Ha Kiet Tran	Independent BOD member
Ms Do Tran Thuy Trang	Head of Board of Supervision
Ms Doan Nguyen Minh Hoa	Board of Supervision member
Ms Dinh Thi Le Sa	Board of Supervision member
Ms Le Truong Y Tram	Chief Accountant
Ms Doan Thi Mai Phuong	Secretary cum management in charge
Ms Ho Thi My Loan	Secretary
Mr Tran Quang Dung	Deputy Director of the subsidiary
Mr Nguyen Chi Thang	Director of the subsidiary cum Deputy General Director *(from 16 March 2026)*

33. TRANSACTIONS WITH RELATED PARTIES (continued)

Significant transactions with related parties were as follows:

VND'000

Related party	*Transaction*	*Current period*	*Previous period*
Savannakhet Investment Joint Stock Company	BCC contribution	495,000,000	-
Linh Khang Packaging One Member Company Limited	Purchase of goods	45,477,474	42,259,447
	Interest expense	-	452,748
Tay Nguyen Agricultural Services Company Limited	Interest income	38,731,759	45,044,562
	Purchase of goods	6,638,958	-
Ms. Ho Thi Kim Chi	Debt offsetting	12,500,000	-
	Loan repayment	6,750,000	-
	Interest expense	3,321,417	611,609
Hoang Anh Gia Lai Sericulture Investment Joint Stock Company	Sale of investment	7,500,000	-
	Sale of goods	8,007,136	-
	Purchase of goods	5,532,210	-
	Lending	3,000,000	-
	Interest income	119,384	-
Gia Lai Freshwater Fish Joint Stock Company *(*)*	Sale of goods	-	122,195,930
	Purchase of goods	-	23,373,356
	Payment on behalf	-	3,037,203
	Other income	-	233,943
	Rendering of services	-	105,000
Dong Gia Lai Food Processing Joint Stock Company	Interest income	-	48,984,173
	Purchase of goods	-	12,781,063
	Sale of goods	-	9,482,018
	Payment on behalf	-	6,541

(*) Transactions in previous period were from 1 January to 25 March 2025.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)
As at 30 June 2026 and for the six-month period then ended

33. TRANSACTIONS WITH RELATED PARTIES (continued)

Amounts due to and due from related parties were as follows:

VND'000

Related party	*Transaction*	*Ending balance*	*Beginning balance*
***Short-term trade receivables** (Note 7)*			
Tay Nguyen Agriculture Services Company Limited	Sale of goods	528,178,637	753,805,853
Hoang Anh Gia Lai Sericulture Investment Joint Stock Company	Sale of goods	31,571,227	-
Dong Gia Lai Food Processing Joint Stock Company	Sale of goods	-	83,291,734
Hoang Anh Gia Lai Wooden Furniture Joint Stock Company	Sale of goods	-	521,053
Hoang Anh Gia Lai Wooden Furniture Joint Stock Company - Hoang Anh Gia Lai Plastic Factory Branch	Sale of goods	-	291,599
Ham Rong Sericulture JSC (*)	Sale of goods	-	372,022
		559,749,864	**838,282,261**
***Short-term advances to supplier** (Note 8)*			
Tay Nguyen Agriculture Services Company Limited	Advance for purchase of goods and service	167,557,541	127,491,235
Hoang Anh Gia Lai Sericulture Investment Joint Stock Company	Advance for purchase of goods and service	3,000,000	-
		170,557,541	**127,491,235**
***Short-term held-to-maturity investments** (Note 6.1)*			
Hoang Anh Gia Lai Sericulture Investment Joint Stock Company	Lending Interest receivable	3,000,000 119,383	- -
Thanh Trung Agricultural Company Limited	Lending	1,733,096	1,733,096
Tay Nguyen Agriculture Services Company Limited	Loan receivable Interest receivable	- -	1,183,527,287 154,648,107
Dong Gia Lai Food Processing Joint Stock Company (*)	Loan receivable Interest receivable	- -	490,713,549 79,217,197
Others	Lending	-	14,200
		4,852,479	**1,909,853,436**

(*) As at 30 June 2026, these companies were no longer the Group's related parties.

Lending has been approved by the Shareholders' General Meetings, in compliance with the terms and conditions regarding provision of loans or guarantees for shareholders and related individuals pursuant to Decree No. 155/2020/NĐ-CP issued by the Government on 31 December 2020 on Corporate Governance applicable to public companies.

33. TRANSACTIONS WITH RELATED PARTIES (continued)

Amounts due to and due from related parties were as follows: (continued)

VND'000

Related party	*Transaction*	*Ending balance*	*Beginning balance*
***Other short-term receivables** (Note 9)*			
Tay Nguyen Agriculture Services Company Limited	Debt offsetting Others	20,430,725 -	431,112,596 22,000
Ham Rong Sericulture Joint Stock Company	Purchase of goods	-	2,000,000
Hoang Anh Gia Lai Wooden Furniture Joint Stock Company	Others	-	679,661
Hoang Anh Gia Lai Wooden Furniture Joint Stock Company - Hoang Anh Gia Lai Plastic Factory Branch	Others	-	129,400
Dong Gia Lai Food Processing Joint Stock Company	Payment on behalf	-	6,541
		20,430,725	**433,950,198**
***Short-term trade payables** (Note 19.1)*			
Linh Khang Packaging One Member Company Limited	Purchase of goods	29,545,798	22,754,769
Hoang Anh Gia Lai Sericulture Investment Joint Stock Company	Purchase of goods	79,110	-
Hoang Anh Gia Lai Wooden Furniture Joint Stock Company - Hoang Anh Gia Lai Plastic Factory Branch	Purchase of goods	-	12,929,314
Hoang Anh Gia Lai Wooden Furniture Joint Stock Company	Purchase of goods	-	891,515
		29,624,908	**36,575,598**
***Long-term accrued expenses** (Note 21)*			
Ms. Ho Thi Kim Chi	Interest expense	9,728,485	6,002,068
***Loans** (Note 23)*			
Ms. Ho Thi Kim Chi *(Note 23.4)*	Loan	52,762,000	72,012,000
Others	Borrowing	-	4,428,592
		52,762,000	**76,440,592**

33. TRANSACTIONS WITH RELATED PARTIES (continued)

Remuneration of the Board of Directors, Board of Supervisors and management was follows:

VND'000

Individual	*Position*	*Remuneration (*)*	
		Current period	*Previous period*
Mr Doan Nguyen Duc	Chairman	1,282,686	1,245,336
Ms Vo Thi My Hanh	Member of BOD, cum Deputy General Director	773,033	720,563
Mr Vo Truong Son	Member of BOD	705,367	673,476
Ms Ho Thi Kim Chi	Deputy General Director	786,053	612,803
Mr Nguyen Xuan Thang	General Director	720,105	671,135
Ms Do Tran Thuy Trang	Head of Board of Supervision	406,415	372,932
Ms Doan Nguyen Minh Hoa	Member of Board of Supervision	340,908	-
Ms Dinh Thi Le Sa	Member of Board of Supervision	239,184	-
Ms Ha Kiet Tran	Independent member of BOD	162,000	-
TOTAL		**5,415,751**	**4,296,245**

The Board of Directors, Supervision Board and management also have the following benefits from subsidiaries:

VND'000

Individual	*Position*	*Remuneration (*)*	
		Current period	*Previous period*
Mr Doan Nguyen Duc	Chairman	135,000	-
Mr Nguyen Xuan Thang	General Director	54,000	-
Ms Ho Thi Kim Chi	Deputy General Director	252,000	162,000
Mr Vo Truong Son	Member of BOD	16,200	16,400
Ms Vo Thi My Hanh	Member of BOD, cum Deputy General Director	90,000	-
Ms Ha Kiet Tran	Independent member of BOD	36,000	-
TOTAL		**583,200**	**178,400**

(*) Comprised salary and/ or other allowances.

34. COMMITMENTS

Operating lease commitments

The Group leases parcels of land in Vietnam, Laos and Cambodia to build factories, office, cattle farm and for fruit plantations, with minimum lease commitments due as follows:

VND'000

	Ending balance	*Beginning balance*
Less than 1 year	21,698,278	22,004,073
From 1 to 5 years	21,264,751	23,099,980
More than 5 years	81,698,089	83,265,095
TOTAL	**124,661,118**	**128,369,148**

Guarantee commitments

As at 30 June 2026, the Company uses 345,032,600 shares in Le Me Joint Stock Company owned by the Company to pledge for the loans of HAGL International Investment and Tay Nguyen Agriculture Services Company Limited.

In addition, in accordance with Credit Agreement No. 01/2015/7694660/HDTD dated 24 September 2015 and Credit Agreement No. 01/2018/7694660/HDTD dated 2 October 2018 between Ba Thuoc Livestock Joint Stock Company ("Ba Thuoc") and Joint Stock Commercial Bank for Investment and Development of Vietnam - Thanh Hoa Branch ("BIDV Thanh Hoa"), the Group made a guarantee commitment for Ba Thuoc's bank loans with BIDV Thanh Hoa in accordance with Guarantee Agreement No. 0109/CV-BLHAGL dated 1 September 2015 with total principal amount of VND'000 160,000,000 and other interest, fee and penalties (if any).

35. OFF BALANCE SHEET ITEMS

ITEM	*Ending balance*	*Beginning balance*
Foreign currencies:		
- Laos KIP *(LAK)*	4,051,702,021	3,392,681,735
- Cambodian Riel *(KHR)*	29,901,325	67,888,191
- United States Dollar *(USD)*	11,247,364	402,133
- Thai Baht *(THB)*	1,910	-
- Euro *(EUR)*	142	153
Written-off of doubtful debts		
- Power Construction Company Limited	6,992,216	6,992,216
- Hoang Anh Gia Lai Kontum Mineral One Member Company Limited	3,720,000	3,720,000

36. SEGMENT INFORMATION

The primary segment reporting format is determined to be business segments as the Group's risks and rates of return are affected predominantly by differences in the products and services provided. Secondary information is reported geographically, therefore:

- External sales by geographic area based on the location of the customer, if the outward sales of each part accounts for 10% or more of the total external sale;
- The total remaining value of part assets according to the position of the assets, if the properties of each part account for 10% or more of total assets of all geographical areas; and
- Total expenses incurred in the period to purchase fixed assets - part assets expected to be used more than one year (tangible fixed assets, intangible fixed assets and other long-term assets) according to their position property, if the property of that part accounts for 10% or more of the total assets of segments.

36.1 Business segment

The Group's business activities are organised and managed according to the nature of the products and services provided by the Group with each of them being a strategic business unit providing various products and serving in different markets.

Prices applied to transactions between divisions are determined on an arm-length basis similar to those of other parties. Revenue, costs and income statement of divisions including transactions between departments. These transactions are excluded when preparing the interim consolidated financial statements.

The Group's geographical segment is determined by the location of the Group's assets. External sales revenue presented in geographical segments is determined based on the geographical location of customers of the Group.

For management purposes, the Group is organised into business units based on their products and services, and has seven reportable operating segments as follows:

- Production: producing and trading fertilizers, pipes and other tools and supplies;
- Trading and services: asset management and trading of goods;
- Construction: construction of cowshed; and
- Agriculture: planting fruit, breeding pigs.

Management monitors the operating results of its business units separately for the purposes of making decisions about resources allocation and performance assessment. Segment performance is evaluated based on operating profit or loss which in certain aspects, as explained in the table below, is measured differently from operating profit or loss in the interim consolidated financial statements. The financing, including finance costs and finance revenue, and income taxes are managed on a Group basis and are not allocated to operating segments.

The segment information of football has been combined into the trading and services industry during the period as football is currently not the Group's core business.

The following tables present revenue and profit and certain assets and liability information regarding the Group's business segment:

36. SEGMENT INFORMATION (continued)

36.1 *Business segment* (continued)

	Trading and services	*Agriculture*	*Eliminations*	*VND'000* *Total*
For the six-month period ended 30 June 2025				
Revenue				
Sales to external customers	583,944,593	3,123,231,926	-	3,707,176,519
Inter-segment	2,336,287,643	1,104,747,300	(3,441,034,943)	-
Total	**2,920,232,236**	**4,227,979,226**	**(3,441,034,943)**	**3,707,176,519**
Segment results	(5,852,149)	1,457,113,077	-	1,451,260,928
Unallocated expenses				(332,853,276)
Profit before income tax, finance income and finance expenses				1,118,407,652
Finance income				135,684,385
Finance expenses				(395,132,529)
Accounting profit before tax				858,959,508
Current income tax expenses				-
Deferred income tax income				20,755,673
Profit after tax for the period				**879,715,181**
As at 30 June 2025				
Assets and liabilities				
Segment assets	10,416,006,312	15,394,535,531	-	25,810,541,843
Cash				193,660,834
Total assets				**26,004,202,677**
Segment liabilities	(7,820,822,321)	(7,411,103,629)	-	(15,231,925,950)
Deferred tax liabilities		(397,632,810)		(397,632,810)
Total liabilities				**(15,629,558,760)**

36. SEGMENT INFORMATION (continued)

36.1 *Business segment* (continued)

VND'000

	Trading and services	*Agriculture*	*Eliminations*	*Total*
For the six-month period ended 30 June 2026				
Revenue				
Sales to external customers	156,465,877	2,882,558,546	-	3,039,024,423
Inter-segment	5,117,832,935	429,497,424	(5,547,330,359)	-
Total	**5,274,298,812**	**3,312,055,970**	**(5,547,330,359)**	**3,039,024,423**
Segment results	(14,366,284)	1,291,832,048		1,277,465,764
Unallocated expenses				1,245,774,089
Profit before income tax, finance income and finance expenses				2,523,239,853
Finance income				164,238,039
Finance expenses				(397,554,557)
Profit before tax				2,289,923,335
Current income tax expenses				(100,917,230)
Deferred income tax income				14,990,996
Profit after tax for the period				**2,203,997,101**
As at 30 June 2026				
Assets and liabilities				
Segment assets	9,246,938,376	17,483,424,892	-	26,730,363,268
Cash				1,243,494,185
Total assets				**27,973,857,453**
Segment liabilities	(3,801,721,995)	(6,552,693,863)	-	(10,354,415,858)
Deferred tax liabilities		(370,416,144)		(370,416,144)
Total liabilities				**(10,724,832,002)**

36. SEGMENT INFORMATION (continued)

36.2 Geographical segment

The following tables present revenue, expenditure and certain asset information regarding the Group's geographical segments:

VND'000

	Vietnam	*Laos*	*Cambodia*	*Others*	*Total*
For the six-month period ended 30 June 2025					
Revenue					
Sales to external customers	1,573,199,145	1,260,973,603	398,188,077	474,815,694	3,707,176,519
Capital expenditure	439,430,505	277,610,316	4,069,431	-	721,110,252
As at 30 June 2025					
Other segment information					
Segment assets	10,648,398,835	9,047,817,010	6,114,325,998	-	25,810,541,843
Cash					193,660,834
Total assets					**26,004,202,677**
For the six-month period ended 30 June 2026					
Revenue					
Sales to external customers	561,121,922	1,572,044,402	378,863,719	526,994,380	3,039,024,423
Capital expenditure	870,750,390	249,246,471	12,599,976	-	1,132,596,837
As at 30 June 2026					
Other segment information					
Segment assets	18,369,481,316	6,717,716,820	1,643,165,132	-	26,730,363,268
Cash					1,243,494,185
Total assets					**27,973,857,453**

37. RECLASSIFICATION OF CORRESPONDING FIGURES

Certain corresponding figures in the interim consolidated financial statements have been reclassified to conform with the presentation requirements under Circular 99 due to first time adoption (*Note 3.1.1*) for the current period's interim consolidated financial statements. The details are as follows:

VND'000

	Beginning balance (as previously presented)	*Restatement*	*Beginning balance (as restated)*
INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION			
Held-to-maturity investments	-	3,081,451,835	3,081,451,835
Provision for diminution in value of held-to-maturity investments	-	(21,288,525)	(21,288,525)
Other short-term investments	-	1,582,210,841	1,582,210,841
Short-term loan receivables	2,820,821,916	(2,820,821,916)	-
Other short-term receivables	2,522,712,107	(1,842,840,759)	679,871,348
Provision for short-term doubtful receivables	(43,681,108)	21,288,525	(22,392,583)
Inventories	771,613,593	(562,196,280)	209,417,313
Short-term livestock raised for single harvest	-	34,499,693	34,499,693
Short-term seasonal crops or crops for single-harvest production	-	450,738,890	450,738,890
Immature livestock raised for periodic harvest	-	82,318,108	82,318,108
Mature livestock raised for periodic harvest	-	12,419,054	12,419,054
- *Costs*	-	*13,429,883*	*13,429,883*
- *Accumulated depreciation*	-	*(1,010,829)*	*(1,010,829)*
Long-term seasonal crops or crops for single-harvest production	-	27,046,988	27,046,988
Construction in progress	8,471,125,700	(32,407,400)	8,438,718,300
Long-term deferred expenses	530,069,616	(12,419,054)	517,650,562
Other long-term payables	222,748,074	(9,400,000)	213,348,074
Long-term loans	1,429,800,331	9,400,000	1,439,200,331

	Previous period (as previously presented)	*Restatement*	*Previous period (as restated)*
INTERIM CONSOLIDATED CASH FLOW STATEMENT			
Increase, decrease in payables	(1,173,202,821)	(9,400,000)	(1,182,602,821)
Drawdown of borrowings	6,411,534,404	9,400,000	6,420,934,404

38. EVENT AFTER THE BALANCE SHEET DATE

There is no significant matter or circumstance that has arisen since the balance sheet date that requires adjustment or disclosure in the interim consolidated financial statements of the Group.

Approved, 28 August 2026

PREPARER	CHIEF ACCOUNTANT	LEGAL REPRESENTATIVE
Pham Thi Thu Ha	Le Truong Y Tram	Nguyen Xuan Thang

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CÔNG TY
CỔ PHẦN
HOÀNG ANH
GIA LAI
TỈNH GIA LAI