HAGL Group

No. 173/2026/CV-HAGL
(Re: Explanation of the business results of the reviewed separate semi-annual financial statement 2026)

THE SOCIALIST REPUBLIC OF VIETNAM
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 explaination of business results in the reviewed separate semi-annual financial statement ("FS") 2026 as follows:

I. Explanation for the difference in business results between the reviewed separate semi-annual FS 2026 and the separate FS Quarter II/2026:

Unit: VND billion

Item	The reviewed separate semi-annual FS 2026	The separate FS Quarter II/2026	Difference
Profit after corporate income tax	2,410	2,574	(164)

The primary cause of the variance in business results is the auditor's additional provision expense related to the Company's production and business activities.

II. Explanation of the transition from loss in the reviewed separate semi-annual FS 2025 to profit in the reviewed separate semi-annual FS 2026:

The Company's business results for the first six months of 2026 turned from a loss into a profit, primarily due to the exemption of bond interest expenses. This item did not occur in the same period of 2025.

III. Explanation for the variance in operating results between the reviewed separate semi-annual FS 2025 and the reviewed separate semi-annual FS 2026:

Unit: VND billion

Item	The reviewed separate semi-annual FS 2026	The reviewed separate semi-annual FS 2025	Fluctuation
Profit (loss) after corporate income tax	2,410	(163)	2,573

Specific details on the fluctuations in business results are as follows:

- Financial income increased by VND 479 billion compared to the same period in 2025. The primary cause was gains from the disposal of the investment in Hoang Anh Gia Lai Agricultural Joint Stock Company and gains from the transfer of a portion of the capital contribution in Hoang Anh Gia Lai International Investment Joint Stock Company.
- Financial expenses decreased by VND 793 billion compared to the same period in 2025. The primary cause was:
  + Interest expenses decrease of VND 101 billion compared to the same period in 2025; and
  + The reversal of provision for investments increase of VND 661 billion in compared to the same period in 2025.

- General and administrative expenses increased by VND 90 billion, primarily due to the additional provision for doubtful debts.
- Other profit increased by VND 1,489 billion compared to the same period in 2025. The primary cause was that the Company received an exemption/relief from a portion of bond interest payable.

No significant fluctuations in other sectors are recorded.

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

Regards,

HOANG ANH GIA LAI JOINT STOCK COMPANY
GENERAL DIRECTOR

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

M.S.D.N: 5900377720-C.T.C.P
CÔNG TY CỔ PHẦN HOÀNG ANH GIA LAI
TỈNH GIA LAI

NGUYEN XUAN THANG

Hoang Anh Gia Lai Joint Stock Company

Interim separate financial statements

For the six-month period ended 30 June 2026

Hoang Anh Gia Lai Joint Stock Company

Interim separate financial statements

For the six-month period ended 30 June 2026

CONTENTS

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 Company has six (6) direct subsidiaries, thirteen (13) indirect subsidiaries and four (4) branches.

The registered principal activities of the Company are providing investment management services; trading machinery and tools for cultivation and livestocks; providing agricultural and mechanic services; and operating hotels.

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
Mr Vo Truong Son	Member
Ms Vo Thi My Hanh	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 separate financial statements of the Company for the six-month period ended 30 June 2026.

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

Management is responsible for the interim separate financial statements of each financial period which give a true and fair view of the interim separate financial position of the Company, and of the interim separate results of its operations and its interim separate cash flows for the period. In preparing those interim separate 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 separate financial statements; and
- prepare the interim separate financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue its business.

Management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the interim separate financial position of the Company and for ensuring that the accounting records comply with the applied accounting system. It is also responsible for safeguarding the assets of the Company 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 separate financial statements.

STATEMENT BY MANAGEMENT

Management does hereby state that, the accompanying interim separate financial statements give a true and fair view of the interim separate financial position of the Company as at 30 June 2026, and of the interim separate results of its operations and its interim separate 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 separate financial statements.

The Company has subsidiaries as disclosed in the interim separate financial statements. The Company prepared these interim separate financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System, and the relevant legal regulations on the preparation and presentation of interim separate financial statements. In addition, the Company has also prepared the interim consolidated financial statements of the Company and its subsidiaries ("the Group") for the six-month period ended 30 June 2026 ("interim consolidated financial statements") dated 28 August 2026 in accordance with the above prevailing regulations on the preparation and presentation of interim consolidated financial statements.

Users of the interim separate financial statements should read them together with the said interim consolidated financial statements in order to obtain full information on the interim consolidated financial position, interim consolidated results of operations and the interim consolidated cash flows of the Company and its subsidiaries.

28 August 2026

GENERAL DIRECTOR

M.S.D.N: 5900377720 C.T.C.P
CÔNG TY CỔ PHẦN HOÀNG ANH GIA LAI
TỈNH GIA LAI

Nguyen Xuan Thang

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Website (VN): ey.com/vi_vn

Shape the future
with confidence

Reference: 11576751/69468833-LR-R

REPORT ON REVIEW OF INTERIM SEPARATE FINANCIAL STATEMENTS

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

We have reviewed the accompanying interim separate financial statements of Hoang Anh Gia Lai Joint Stock Company ("the Company") as prepared on 28 August 2026 and set out on pages 5 to 50, which comprise the interim separate statement of financial position as at 30 June 2026, and the interim separate income statement and the interim separate 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 the interim separate financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of the interim separate financial statements, and for such internal control as management determines is necessary to enable the preparation and presentation of the interim separate 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 separate 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 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.

Shape the future
with confidence

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim separate financial statements do not give a true and fair view, in all material respects, of the interim separate financial position of the Company as at 30 June 2026, and of the interim separate results of its operations and its interim separate 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 separate financial statements.

Ho Chi Minh City, Vietnam

28 August 2026

Ernst & Young Vietnam Limited

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

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

VND'000

ASSETS	Code	Notes	Ending balance	Beginning balance *(Reclassified - Note 31)*
A. CURRENT ASSETS	**100**		**2,459,738,043**	**1,879,710,545**
I. Cash and cash equivalents	***110***	***4***	***929,993,067***	***646,021,524***
1. Cash	111		179,993,067	146,021,524
2. Cash equivalents	112		750,000,000	500,000,000
II. Current investments	***120***	***5***	***682,750,076***	***6,182,346***
1. Held-to-maturity investments	123		929,125,663	23,640,371
2. Provision for diminution in value of held-to-maturity investments	124		(246,375,587)	(17,458,025)
III. Current receivables	***130***		***843,033,982***	***1,223,283,867***
1. Short-term trade receivables	131	6	36,991,429	19,910,791
2. Short-term advances to suppliers	132	7	39,635,766	28,140,571
4. Other short-term receivables	135	8	1,465,568,974	1,831,518,151
5. Provision for doubtful short-term receivables	136	6,7,8	(699,162,187)	(656,285,646)
IV. Inventories	***140***	***9***	***410,757***	***641,907***
1. Inventories	141		2,752,332	2,983,482
2. Provision for diminution in value of inventories	142		(2,341,575)	(2,341,575)
V. Other current assets	***160***		***3,550,161***	***3,580,901***
1. Short-term deferred expenses	161		6,158	16,146
2. Deductible value-added tax	162		416,424	437,176
3. Tax receivable from the State	163		3,127,579	3,127,579
B. NON-CURRENT ASSETS	**200**		**13,615,039,441**	**13,647,036,637**
I. Non-current receivable	***210***	***8***	***11,126,130***	***860,046,186***
1. Other long-term receivable	215		11,126,130	860,046,186
II. Fixed assets	***220***		***118,046,904***	***120,223,347***
1. Tangible fixed assets	221	10	92,669,725	94,828,168
Cost	222		217,451,232	217,359,756
Accumulated depreciation	223		(124,781,507)	(122,531,588)
2. Intangible fixed assets	227	11	25,377,179	25,395,179
Cost	228		40,240,952	40,240,952
Accumulated amortisation	229		(14,863,773)	(14,845,773)
III. Investment properties	***240***	***12***	***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)
IV. Non-current asset in progress	***250***		***2,446,806***	***1,494,550***
1. Construction in progress	252		2,446,806	1,494,550
V. Non-current investments	***260***	***13***	***13,434,417,751***	***12,612,204,201***
1. Investments in subsidiaries	261	13.1	11,876,361,230	12,184,027,219
2. Investments in other entities	263	13.2	7,360,041	916,380,007
3. Provision for diminution in value of long-term investments in other entities	264	13.1, 13.2, 13.3	(114,908,647)	(1,389,621,259)
4. Held-to-maturity investments	265	13.3	1,665,605,127	901,418,234
VI. Other non-current assets	***270***		***1,473,769***	***4,265,485***
1. Long-term deferred expenses	271	14	1,473,769	1,513,797
2. Deferred tax assets	272	27.3	-	2,751,688
TOTAL ASSET (280 = 100 + 200)	**280**		**16,074,777,484**	**15,526,747,182**

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION (continued)

As at 30 June 2026

VND'000

RESOURCES	Code	Notes	Ending balance	Beginning balance *(Reclassified - Note 31)*
C. LIABILITIES	**300**		**3,129,882,900**	**4,990,484,904**
I. Current liabilities	***310***		***1,143,342,754***	***4,977,453,444***
1. Short-term trade payables	311	15	29,128,704	40,853,050
2. Short-term advances from customers	312	16	10,136,487	7,699,917
3. Short-term statutory obligations	314	17	94,572,579	19,020,466
4. Payables to employees	315		6,080,166	5,811,740
5. Short-term accrued expenses	316	18	44,265,757	2,021,108,360
6. Other short-term payables	320	19	800,857,843	1,496,452,264
7. Short-term loan	321	20	158,197,708	1,386,404,137
8. Bonus and welfare fund	323		103,510	103,510
II. Non-current liabilities	***330***		***1,986,540,146***	***13,031,460***
1. Other long-term liabilities	338	19	7,666,626	7,666,626
2. Long-term loan	339	20	1,973,378,922	-
3. Deferred tax liabilities	342	27.3	129,764	-
4. Long-term provisions	343	3.14	5,364,834	5,364,834
D. OWNERS' EQUITY	**400**		**12,944,894,584**	**10,536,262,278**
1. Owner's contributed capital	411	21.1	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	21.1	408,450,000	408,450,000
3. Treasury shares	415	21.1	(686,640)	(686,640)
4. *Accumulated losses*	420	21.1	(137,548,246)	(2,546,180,552)
- *Accumulated losses at the end of prior period*	*420a*		*(2,547,716,552)*	*(3,390,990,129)*
- *Earnings for the current period*	*420b*		*2,410,168,306*	*844,809,577*
TOTAL LIABILITIES AND OWNERS' EQUITY (440 = 300 + 400)	**440**		**16,074,777,484**	**15,526,747,182**

Approved, 28 August 2026

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

M.S.D.N: 5900377720-C.T.C.P
CÔNG TY CỔ PHẦN HOÀNG ANH GIA LAI
TỈNH GIA LAI

INTERIM SEPARATE 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		7,040,698	4,797,102
2. Revenue deductions	02		-	-
3. Net revenues from sale of goods and rendering of services (10 = 01 – 02)	10	22.1	7,040,698	4,797,102
4. Cost of goods sold and services rendered	11	23	5,613,685	3,055,148
5. Gross profit from sale of goods and rendering of services (20 = 10 - 11)	20		1,427,013	1,741,954
6. Finance income	22	22.2	531,972,350	53,259,781
7. Finance expenses	23	24	(610,218,179)	183,330,897
In which: Interest expense	*24*		*68,789,023*	*164,755,249*
8. Selling expenses	25	25	2,649,413	1,145,785
9. General and administrative expenses	26	25	122,691,115	33,486,302
10. Operating profit (loss) {30 = 20 + 22 - (23 + 25 + 26)}	30		1,018,277,014	(162,961,249)
11. Other income	31	26	1,549,918,548	381,657
12. Other expenses	32	26	61,879,330	908,531
13. Other profit (loss) (40 = 31 - 32)	40	26	1,488,039,218	(526,874)
14. Accounting profit (loss) before tax (50 = 30 + 40)	50		2,506,316,232	(163,488,123)
15. Current corporate income tax expense	51	27.1	93,266,474	-
16. Deferred tax (income) expense	52	27.3	(2,881,452)	576,206
17. Profit (loss) after tax (60 = 50 - 51 - 52)	60		2,410,168,306	(162,911,917)

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

INTERIM SEPARATE CASH FLOW STATEMENT

for the six-month period ended 30 June 2026

VND'000

ITEMS	Code	Notes	Current period	Previous period *(Reclassified - Note 31)*
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Accounting profit (loss) before tax	**01**		**2,506,316,232**	**(163,488,123)**
2. Adjustments for:				
- Depreciation and amortisation of fixed assets and investment properties	02	10, 11, 12	3,542,706	3,232,933
- (Reversal of provisions) provisions	03		(1,002,918,509)	18,102,286
- Foreign exchange gain arising from revaluation of monetary accounts denominated in foreign currencies	04		(588,098)	(6,950,850)
- Profits from investing activities	05		(497,406,333)	(46,292,241)
- Borrowing costs	06	24	68,789,023	164,755,249
3. Operating profit (loss) before changes in working capital	**08**		**1,077,735,021**	**(30,640,746)**
- Decrease in receivables	09		644,836,576	70,584,979
- Decrease in inventories	10		231,150	80,610
- Decrease in payables	11		(2,444,728,407)	(120,761,903)
- Decrease in deferred expenses	12		50,016	29,330
- Borrowing costs paid	14		(480,371,799)	-
- Corporate income tax paid	15	27.1	-	(37,670)
- Other cash outflows from operating activities	17		(1,536,000)	(1,536,000)
Net cash flows used in operating activities	**20**		**(1,203,783,443)**	**(82,281,400)**
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Payments for the purchase and construction of fixed assets and other long-term assets	21		(326,226)	(5,245,403)
2. Proceeds from disposals of fixed assets and other long-term assets	22		-	620,000
3. Lending to other entities	23		(1,588,757,099)	-
4. Collections from borrowers	24		904,895,292	114,500,566
5. Collections from investments in other entities	26		1,264,049,571	-
6. Interest received	27		9,049,701	67,455,062
Net cash flows from investing activities	**30**		**588,911,239**	**177,330,225**

INTERIM SEPARATE CASH FLOW STATEMENT (continued)

for the six-month period ended 30 June 2026

VND'000

ITEMS	Code	Notes	Current period	Previous period *(Reclassified - Note 31)*
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Drawdown of borrowings	33	20	2,302,600,000	254,745,000
2. Repayment of borrowings	34	20	(1,403,756,253)	(205,745,000)
Net cash flows from financing activities	**40**		**898,843,747**	**49,000,000**
Net cash and cash equivalents flows for the period (50 = 20 + 30 + 40)	**50**		**283,971,543**	**144,048,825**
Cash at beginning of the period	**60**		**646,021,524**	**4,164,549**
Cash and cash equivalents at end of the period (70 = 50 + 60 + 61)	**70**	**4**	**929,993,067**	**148,213,374**

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

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 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 Company has six (6) direct subsidiaries and thirteen (13) indirect subsidiaries. Details are as below:

Name		*Locations*	*Status of operation*	*Ending balance*		*Beginning balance*	
				Voting interest (%)	*Ownership (%)*	*Voting interest (%)*	*Ownership (%)*
Agriculture sector							
(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	85.00	85.00	85.00
(5)	Hoang Anh Gia Lai Coffee Joint Stock Company (formerly known as Lo Pang Livestock Joint Stock Company)	Gia Lai, Vietnam	Operating	83.00	83.00	83.00	83.00
(6)	Le Me Joint Stock Company	Gia Lai, Vietnam	Operating	87.74	87.74	87.74	87.74
(7)	Flour Manufacturing Co., Ltd.	Stung Treng, Campuchia	Operating	100.00	87.74	100.00	87.74
(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	87.74	100.00	87.74
(10)	Tra Ba Animal Feed Processing Joint Stock Company	Gia Lai, Vietnam	Operating	100.00	87.74	100.00	87.74
(11)	Mang Yang Agriculture Joint Stock Company	Gia Lai, Vietnam	Operating	100.00	85.00	100.00	85.00
(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	83.00	100.00	83.00
(14)	Sturgeon Bolaven Paksong Sole Co., Ltd.	Champasak, Laos	Operating	100.00	83.00	100.00	83.00

1. THE COMPANY (continued)

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

Name	*Locations*	*Status of operation*	*Ending balance*		*Beginning balance*	
			Voting interest (%)	*Ownership (%)*	*Voting interest (%)*	*Ownership (%)*
Agriculture sector						
(15) Phu Quy Gia Lai Agriculture Joint Stock Company	Gia Lai, Vietnam	Operating	99.00	84.43	99.00	92.20
(16) Sanamxay Agriculture and Forestry Development Co., Ltd.	Attapeu, Lao	Operating	91.23	84.12	91.23	84.12
(17) Saysettha Agriculture and Forestry Development Sole Co., Ltd.	Attapeu, Lao	Operating	91.23	84.12	91.23	84.12
Trading and services sector						
(18) LPBank Hoang Anh Gia Lai Sports Joint stock Company	Gia Lai, Vietnam	Operating	100.00	97.50	100.00	97.50
(19) Hoang Anh Gia Lai Vientiane Co., Ltd.	Vientiane, Laos	Pre-operating *(i)*	100.00	100.00	100.00	100.00

As at 30 June 2026, the Company has four (4) branches. Details are as below:

Name	*Locations*	*Status of operation*	*Interest and voting (%)*	*Ownership (%)*
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) Pre-operating status represents subsidiary that is in investment phase and had not start its 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.

The registered principal activities of the Company are providing investment management; trading machinery and tools for cultivation and livestock; providing agricultural and mechanic services; and operating hotels.

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

The number of the Company's employees as at 30 June 2026 is 150 (31 December 2025: 143).

2. BASIS OF PREPARATION

2.1 *Purpose of preparing the separate financial statements*

The Company has subsidiaries as disclosed in *Note 1* and *Note 13.1* to the interim separate financial statement. The Company prepared these interim separate financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System, and the statutory requirements relevant to the preparation and presentation of interim separate financial statements. In addition, the Company has also prepared the interim consolidated financial statements of the Company and its subsidiaries ("the Group") for the six-month period ended 30 June 2026 ("interim consolidated financial statements") dated 28 August 2026 in accordance with the above prevailing regulations on the preparation and presentation of interim consolidated financial statements.

Users of these interim separate financial statements should read them together with the said interim consolidated financial statements in order to obtain full information on the interim consolidated financial position, interim consolidated results of operations and interim consolidated cash flows of the Group.

2.2 *Applied accounting standards and system*

The separate financial statements of the Company (including financial statement of head office and branches) expressed in thousands of Vietnam dong ("VND'000"), are prepared in compliance and accordance with the Vietnamese Enterprise Accounting System and Vietnamese Accounting Standard No. 27 - 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 separate 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 separate financial position and the interim separate results of operations and the interim separate cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

2.3 *Applied accounting documentation system*

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

2.4 *Fiscal year*

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

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

2.5 *Accounting currency*

The Company has adopted VND as its accounting currency. The interim separate financial statements are prepared in thousands of Vietnam Dong ("VND'000").

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 Change in accounting policies and disclosures

The accounting policies adopted by the Company in the preparation of the interim separate financial statements are consistent with those followed in the preparation of the Company's annual separate financial statements for the year ended 31 December 2025 and the interim separate financial statements for the six-month period ended 30 June 2025, except for the changes in the accounting policy arising from the initial adoption of Circular No. 99/2025/TT-BTC guidance the Enterprise Accounting System ("Circular 99").

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 99, replacing Circular No. 200/2014/TT-BTC providing guidance on the enterprise accounting regime issued by the Ministry of Finance on 22 December 2014 and several other related regulations. Circular 99 is effective from 1 January 2026 and is applicable to fiscal years beginning on or after 1 January 2026.

The Company has applied the changes in accounting policies in accordance with Circular 99, which have affected the Company 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 in the interim separate financial statements, as disclosed in *Note 31*.

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 separate 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 separate 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 separate 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 labor 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 realisable 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.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.4 *Inventories* (continued)

The Company 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 materials, tools and supplies, and merchandise goods	-	Cost of purchase on a weighted average basis.
Finished goods and work-in-process	-	Cost of finished goods on a weighted average basis.

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 Company 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 separate 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 separate income statement.

3.5 *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 Company and the costs of dismantling and removing the asset and restoring the site on which it is located, if any.

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 separate income statement as incurred.

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 separate income statement.

3.6 *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 Company.

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

When intangible 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 separate income statement.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.6 *Intangible fixed assets* (continued)

Land use rights

Advance payment for land rental, under land lease contracts effective before 2003 for which land use right certificate have been issued are recorded as intangible 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").

Computer software

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

3.7 *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 structure	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	20 years
Computer software	5 - 8 years
Others	8 -15 years

Land use rights with indefinite useful life will not be amortised.

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.

3.8 *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 Company.

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 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 separate income statement in the year 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 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)

3.9 Construction in progress

Construction in progress represents costs attributable directly to the construction of the Company's factories which have not yet been completed as at the date of this interim separate statement of financial position date.

3.10 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 right to use 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 Company is the lessee

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

Where the Company is the lessor

Assets subject to operating leases are included as the Company's fixed assets in the interim separate statement of financial position. Initial direct costs incurred in negotiating an operating lease are recognised in the interim separate income statement as incurred. For other cases under an operating lease, lease income is recognised in the interim separate income statement on a straight-line basis over the lease term.

3.11 Borrowing costs

Borrowing costs consist of interest and other costs that the Company incurs in connection with the borrowing of funds.

Borrowing costs are recorded as expenses during the period in which they are incurred, except borrowing costs that are directly attributable to the acquisition, construction or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale are capitalised as part of the cost of the respective asset.

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.

3.12 Deferred expenses

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

The following types of expenses are recorded as long-term prepaid expenses and are amortised to the interim separate income statement:

- Prepaid land rentals are amortised over the lease year;
- Tools and consumables with large value can be used for more than one year; and
- Other prepaid expense.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.13 Investments

Investments in subsidiaries

Investments in subsidiaries over which the Company has control are carried at cost.

Distributions from accumulated net profits of the subsidiaries arising subsequent to the date of acquisition are recognised in the interim separate income statement. Distributions from sources other than from such profits are considered a recovery of investment and are deducted to the cost of the investment.

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 separate income statement.

3.14 Payables

Trade and other payables comprise obligations of the Company to suppliers of materials and goods, service providers, vendors of property, plant and equipment, investment properties and financial investments under executed economic contracts.

3.15 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.

3.16 Accrual for severance pay

The severance pays for employees is accrued at the end of each reporting year for employees who have been working for more than 12 months at the Company. The accrued amount is determined at one-half of the average monthly salary for each year of service qualifying for severance pay, in accordance with the Labour Code and related implementing guidance.

The average monthly salary used in the calculation is updated at the end of each reporting period based on the average monthly salary for the six-month period up to the reporting date. Any increase or decrease in the accrued amount, other than actual payment made to employees, is recognised in the interim separate income statement.

The accrued severance pay is used to settle severance benefits payable to employees upon termination of their labour contract in accordance with Article 46 of the Labour Code.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.17 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 floating-rate bonds whose interest rate is periodically reset based on market rates and for which such reset eliminates the discount or premium arising from the advantages or disadvantages of the bond issuance, the bond discount or premium is amortised over the period from the issuance date to the next interest rate reset date, being the date on which the nominal interest rate is determined based on market interest rate movements.

For floating-rate bonds whose interest rate is periodically reset based on market rates and for which such reset does not eliminate the discount or premium arising from the advantages or disadvantages of the bond issuance, the bond discount or premium is amortised over the entire term of the bonds.

3.18 Foreign currency transactions

Transactions denominated in currencies other than the accounting currency of the Company (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 Company (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 entity frequently conducts transactions. The average buying and selling transfer exchange rates are determined monthly as the arithmetic average of the bank's daily buying and selling transfer exchange rates.

Where the commercial bank with which the Company frequently conducts transactions does not publish an exchange rate for the foreign currency in which transactions are denominated, the Company 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 Company.

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

3.19 Share capital

Ordinary shares

Ordinary shares with voting right 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 share are recognised as financial expenses.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.19 *Share capital* (continued)

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 or loss upon purchase, sale, issue or cancellation of the Company's own equity instruments.

3.20 *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 Company maintains the following reserve funds which are appropriated from the Company's net profit 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 Company's expansion of its operation or in-depth investments.

- *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 separate statement of financial position.

3.21 *Revenue recognition*

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, excluding trade discount, rebate and sales return. 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 and is stated net of discounts, allowances and non-refundable taxes.

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.

Dividend and profit distribution income

Dividend and profit distribution income are recognised when the Company is entitled to receive dividends or when the Company is entitled to receive profits from its capital contributions.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.22 *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 period, the Company reduces the revenue recognised for the period, provided that such revenue deductions arise before the issuance date of the interim separate financial statements.

3.23 *Selling expenses*

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

3.24 *General and administrative expenses*

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

3.25 *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 separate 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 Company to offset current tax assets against current tax liabilities and when the Company 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 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.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.25 *Taxation* (continued)

Deferred tax (continued)

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 income tax assets is reviewed at each end of the reporting periods 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 income tax asset to be utilised. Previously unrecognised deferred income tax assets are reassessed at each end of the reporting periods 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 end of the reporting period.

Deferred tax is charged or credited to the separate 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 Company 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.

3.26 *Related parties*

Parties are considered to be related parties of the Company 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 Company 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.

3.27 *Significant estimates*

The preparation of the interim separate 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 separate 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 Company's interim separate financial statements. Although accounting estimates are made based on management's best knowledge and judgement, actual results may differ from those estimates and assumptions.

4. CASH AND CASH EQUIVALENTS

VND'000

	Ending balance	*Beginning balance*
Cash and cash equivalents held by the Company that are not restricted as to use		
Cash on hand	885,561	514,414
Cash at banks	179,107,506	145,507,110
- *Tien Phong Commercial Joint Stock Bank*	*115,199,183*	*52,849*
- *Orient Commercial Joint Stock Bank*	*58,385,937*	*6,233*
- *Foreign Trade Joint Stock Commercial Bank*	*3,344,566*	*19,928,264*
- *Military Commercial Joint Stock Bank*	*48,174*	*124,081,105*
- *Other cash at banks*	*2,129,646*	*1,438,659*
Other cash and cash equivalents	750,000,000	500,000,000
- *Orient Commercial Joint Stock Bank (*)*	*750,000,000*	*100,000,000*
- *Military Commercial Joint Stock Bank*	-	*400,000,000*
TOTAL	**929,993,067**	**646,021,524**

(*) Cash equivalent represents a deposit at Orient Commercial Joint Stock Bank with maturity of 1 month and interest at 4.75% per annum.

Additional information regarding the interim separate cash flow statement:

VND'000

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

5. HELD-TO-MATURITY INVESTMENTS

VND'000

	Ending balance			*Beginning balance (Reclassified – Note 31)*		
	Cost	*Recoverable amount*	*Provision*	*Cost*	*Recoverable amount*	*Provision*
Term deposit *(*)*	400,000,000	400,000,000	-	-	-	-
Lending from related parties *(**) (Note 28)*	453,425,000	226,712,500	(226,712,500)	-	-	-
Lending from other parties *(**)*	21,652,671	3,706,999	(17,945,672)	21,554,573	4,954,404	(16,600,169)
Interest receivable from other parties	857,856	-	(857,856)	857,856	-	(857,856)
Interest receivable from related parties *(Note 28)*	53,190,136	52,330,577	(859,559)	1,227,942	1,227,942	-
TOTAL	**929,125,663**	**682,750,076**	**(246,375,587)**	**23,640,371**	**6,182,346**	**(17,458,025)**

(*) This represents deposit at Orient Commercial Joint Stock Bank with original maturity of 6 months and a remaining maturity of less than 12 months and interest at 7% per annum.

(**) These are unsecured lending with maturity dates in 2026 and interest at 7.5% - 7.675% per annum.

6. SHORT-TERM TRADE RECEIVABLES

VND'000

	Ending balance		*Beginning balance*	
	Carrying amount	*Provision*	*Carrying amount*	*Provision*
Sale of goods and rendering of services	35,281,628	(17,971,615)	18,138,958	(7,768,377)
Disposal of fixed assets	974,763	(693,088)	974,763	(662,334)
Sale of apartments	735,038	(735,038)	797,070	(797,070)
TOTAL	**36,991,429**	**(19,399,741)**	**19,910,791**	**(9,227,781)**
In which:				
Related parties (Note 28)	*28,375,194*	*(11,773,154)*	*12,197,102*	*(3,070,703)*
Other parties	*8,616,235*	*(7,626,587)*	*7,713,689*	*(6,157,078)*

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

VND'000

	Current period	*Previous period*
Beginning balance	9,227,781	13,546,848
Provision made during the period	10,233,992	-
Reversal of provision during the period	(62,032)	(172,714)
Ending balance	19,399,741	13,374,134

7. SHORT-TERM ADVANCES TO SUPPLIERS

VND'000

	Ending balance		*Beginning balance*	
	Carrying amount	*Provision*	*Carrying amount*	*Provision*
Advances to suppliers of goods and services	39,635,766	(16,669,235)	28,140,571	(2,819,487)
- *Hoang Anh Gia Lai International Investment Joint Stock Company*	*22,762,752*	*(13,872,591)*	*20,243,255*	*-*
- *Thuan Phat Pleiku Investment and Construction Co., Ltd.*	*5,000,000*	*-*	*-*	*-*
- *Others*	*11,873,014*	*(2,796,644)*	*7,897,316*	*(2,819,487)*
In which:				
Related parties (Note 28)	*22,762,752*	*(13,872,591)*	*20,243,255*	*-*
Other parties	*16,873,014*	*(2,796,644)*	*7,897,316*	*(2,819,487)*

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

VND'000

	Current period	*Previous period*
Beginning balance	2,819,487	2,167,366
Provision made during the period	13,849,748	-
Ending balance	16,669,235	2,167,366

8. OTHER RECEIVABLES

VND'000

	Ending balance		*Beginning balance (Reclassified - Note 31)*	
	Carrying amount	*Provision*	*Carrying amount*	*Provision*
Short-term				
Payment on behalf	1,438,253,164	(653,879,945)	1,813,654,348	(639,790,496)
Advances to employees	21,579,543	(5,374,395)	11,872,765	(1,961,518)
Others	5,736,267	(3,838,871)	5,991,038	(2,486,364)
	1,465,568,974	(663,093,211)	1,831,518,151	(644,238,378)
Long-term				
Deposit	11,126,130	-	-	-
Debt offsetting	-	-	860,046,186	-
	11,126,130	-	860,046,186	-
TOTAL	**1,476,695,104**	**(663,093,211)**	**2,691,564,337**	**(644,238,378)**
In which:				
Related parties (Note 28)	*1,349,593,444*	*(648,435,008)*	*2,660,432,645*	*(636,628,838)*
Other parties	*127,101,660*	*(14,658,203)*	*31,131,692*	*(7,609,540)*

Movement of provision for doubtful other receivables was as follow:

VND'000

	Current period	*Previous period*
Beginning balance	644,238,378	649,174,316
Provision during the period	18,854,833	-
Ending balance	663,093,211	649,174,316

9. INVENTORIES

VND'000

	Ending balance	*Beginning balance*
Raw materials	1,590,285	1,791,187
Merchandised goods	982,376	982,376
Work in process	121,336	151,584
Finished goods	58,335	58,335
TOTAL	**2,752,332**	**2,983,482**
Provision for obsolete inventories	(2,341,575)	(2,341,575)
NET	**410,757**	**641,907**

10. TANGIBLE FIXED ASSETS

VND'000

	Buildings and structures	*Machinery and equipment*	*Means of transportation*	*Office equipment*	*Perennial plants for periodic yields*	*Others*	*Total*
Cost							
Beginning balance	153,099,823	16,666,600	36,699,119	4,096,714	6,689,440	108,060	217,359,756
New purchases	-	-	-	91,476	-	-	91,476
Ending balance	153,099,823	16,666,600	36,699,119	4,188,190	6,689,440	108,060	217,451,232
In which:							
Fully depreciated	*15,926,429*	*17,315,469*	*23,268,538*	*3,584,538*	*6,689,440*	*108,060*	*66,892,474*
Accumulated depreciation							
Beginning balance	(64,004,310)	(16,433,980)	(31,473,312)	(3,822,486)	(6,689,440)	(108,060)	(122,531,588)
Depreciation for the period	(1,565,142)	(10,585)	(604,598)	(69,594)	-	-	(2,249,919)
Ending balance	(65,569,452)	(16,444,565)	(32,077,910)	(3,892,080)	(6,689,440)	(108,060)	(124,781,507)
Net carrying amount							
Beginning balance	89,095,513	232,620	5,225,807	274,228	-	-	94,828,168
Ending balance	87,530,371	222,035	4,621,209	296,110	-	-	92,669,725

11. INTANGIBLE FIXED ASSETS

VND'000

	Land use rights	*Computer software*	*Total*
Cost			
Beginning and ending balances	25,278,179	14,962,773	40,240,952
In which:			
Fully amortisation	-	*14,817,773*	*14,817,773*
Accumulated amortisation			
Beginning balance	-	(14,845,773)	(14,845,773)
Amortization for the period	-	(18,000)	(18,000)
Ending balance	-	(14,863,773)	(14,863,773)
Net carrying amount			
Beginning balance	25,278,179	117,000	25,395,179
Ending balance	25,278,179	99,000	25,377,179

12. INVESTMENT PROPERTIES

VND'000

	Buildings and structures
Cost	
Beginning and ending balance	63,456,715
Accumulated depreciation and amortization	
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

12. INVESTMENT PROPERTIES (continued)

Additional disclosures:

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

VND'000

	Ending balance	*Beginning balance*
Rental income from investment properties	2,401,844	2,391,262
Direct operating expenses of investment properties that generated rental income during the year	1,345,636	1,016,578

The fair value of the investment properties was not formally assessed and determined as at 30 June 2026. However, based on the assessment over the fair value of those assets, it is management's assessment that these properties' market values are much higher than their carrying value as at the end of the reporting period.

13. LONG-TERM INVESTMENTS

VND'000

	Ending balance			*Beginning balance (Reclassified - Note 31)*		
	Cost	*Recoverable amount*	*Provision*	*Cost*	*Recoverable amount*	*Provision*
Investment in subsidiaries *(Note 13.1)*	11,876,361,230	11,768,812,624	(107,548,606)	12,184,027,219	11,363,493,493	(820,533,726)
Investment in other entities *(Note 13.2)*	7,360,041	-	(7,360,041)	916,380,007	548,250,000	(368,130,007)
Held-to-maturity investment *(Note 13.3)*	1,665,605,127	1,665,605,127	-	901,418,234	700,460,708	(200,957,526)
TOTAL	**13,549,326,398**	**13,434,417,751**	**(114,908,647)**	**14,001,825,460**	**12,612,204,201**	**(1,389,621,259)**

13. LONG-TERM INVESTMENTS (continued)

13.1 Investment in subsidiaries

Company name	*Business activities*	*Ending balance*			*Beginning balance*		
		% interest and voting	*Cost*	*Provision*	*% interest and voting*	*Cost*	*Provision*
		%	*VND'000*	*VND'000*	*%*	*VND'000*	*VND'000*
Le Me Joint Stock Company *(*)*	Livestock and plantation	87.74	3,450,326,000	-	87.74	3,450,326,000	-
Hoang Anh Gia Lai International Investment Joint Stock Company *(**)*	Agricultural plantation	84.42	2,981,625,011	-	93.13	3,289,291,000	(712,985,120)
Hoang Anh Gia Lai Coffee Joint Stock Company (formerly known as Lo Pang Livestock Joint Stock Company)	Livestock and plantation	83.00	2,745,600,000	-	83.00	2,745,600,000	-
Gia Lai Livestock Joint Stock Company *(***)*	Livestock and plantation	85.00	2,591,261,613	-	85.00	2,591,261,613	-
LPBank Hoang Anh Gia Lai Sport JSC	Football club	97.50	89,769,616	(89,769,616)	97.50	89,769,616	(89,769,616)
Hoang Anh Gia Lai Vientiane Co., Ltd.	Real estate and hotel management	100.00	17,778,990	(17,778,990)	100.00	17,778,990	(17,778,990)
TOTAL			**11,876,361,230**	**(107,548,606)**		**12,184,027,219**	**(820,533,726)**

(*) All of the Company's shares in Le Me Joint Stock Company was pledged as collateral for the Company's loan, and loans by Hoang Anh Gia Lai International Investment Joint Stock Company and Tay Nguyen Agriculture Services Co., Ltd. *(Notes 20 and 29).*

(**) During the period, the Company completed the transfer of 14,678,634 shares in Hoang Anh Gia Lai International Investment Joint Stock Company to a third party for a total transfer consideration of VND'000 670,112,071. As a result, the Company's ownership interest in Hoang Anh Gia Lai International Investment Joint Stock Company decreased from 93.13% to 84.42%.

Part of the investment in Hoang Anh Gia Lai International Investment Joint Stock Company was pledged as collateral for the Company's loan, and loans by Hoang Anh Gia Lai International Investment Joint Stock Company and Hoang Anh Gia Lai Coffee Joint Stock Company *(Notes 20 and 29).*

(***) All of the Company's shares in Gia Lai Livestock Joint Stock Company was pledged as collateral for loans by this subsidiary *(Note 29).*

13. LONG-TERM INVESTMENTS (continued)

13.2 Investments in other entities

Company name	*Business activities*	*Ending balance*			*Beginning balance*		
		% interest and voting	*Cost*	*Provision*	*% interest and voting*	*Cost*	*Provision*
		%	*VND'000*	*VND'000*	*%*	*VND'000*	*VND'000*
Thanh Nien Media Joint Stock Company	Media and communications	2.00	6,200,000	(6,200,000)	2.00	6,200,000	(6,200,000)
Vien Dong Aviation Trading and Services Joint Stock Company	Trading and transportation services	-	1,160,041	(1,160,041)	-	1,160,041	(1,160,041)
Hoang Anh Gia Lai International Agriculture JSC ("HNG") *(*)*	Industrial and agricultural	-	-	-	8.24	909,019,966	(360,769,966)
TOTAL			**7,360,041**	**(7,360,041)**		**916,380,007**	**(368,130,007)**

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

13. LONG-TERM INVESTMENTS (continued)

13.3 Held-to-maturity investments

VND'000

	Ending balance		*Beginning balance (Reclassified - Note 31)*	
	Cost	*Provision*	*Cost*	*Provision*
Business Corporation Contracts ("BCC") *(*)*	1,188,757,100	-	-	-
- *Hoang Anh Gia Lai Coffee Joint Stock Company*	*506,000,000*	-	-	-
- *Stung Treng Agriculture Development Joint Stock Company*	*395,757,100*	-	-	-
- *Gia Lai Livestock Joint Stock Company*	*287,000,000*	-	-	-
Lending *(**)*	400,000,000	-	853,425,000	(200,957,526)
Interest income	63,217,069	-	47,993,234	-
Interest income from BCC	13,630,958	-	-	-
TOTAL	**1,665,605,127**	**-**	**901,418,234**	**(200,957,526)**
In which:				
Related parties (Note 28)	*1,269,848,027*	-	*901,418,234*	*(200,957,526)*
Other parties	*395,757,100*	-	-	-

(*) Receivables from BCC to develop coffee plantation project comprise:

- BCC No. 02/2026/HĐHTKD/HAG-GSLP dated 22 April 2026 with Hoang Anh Gia Lai Coffee Joint Stock Company (formerly known as Lo Pang Livestock Joint Stock Company) on investment cooperation for a coffee plantation project located in Gia Lai Province, Vietnam. 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.
- 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.
- BCC No. 01/2026/HĐHTKD/HAG-CNGL dated 22 April 2026 with Gia Lai Livestock Joint Stock Company on investment cooperation for a coffee plantation project located in Gia Lai Province, Vietnam. 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.

  Asset rights arising from these BCC were pledged as collateral for the Company's loans *(Note 20)*.

(**) These represent unsecured lending maturity date in April 2029 and interest at 7.675% per annum.

14. LONG-TERM DEFERRED EXPENSES

VND'000

	Ending balance	*Beginning balance*
Tools and supplies	1,300,935	1,216,317
Others	172,834	297,480
TOTAL	**1,473,769**	**1,513,797**

15. SHORT-TERM TRADE PAYABLES

VND'000

	Ending balance	*Beginning balance*
Purchase of goods and services	29,002,704	40,727,050
Purchase of machinery and equipment	126,000	126,000
TOTAL	**29,128,704**	**40,853,050**
In which:		
Related parties (Note 28)	*3,349,526*	*15,469,983*
Other parties	*25,779,178*	*25,383,067*

16. SHORT-TERM ADVANCES FROM CUSTOMERS

VND'000

	Ending balance	*Beginning balance*
Advances from customers	10,136,487	7,699,917
In which:		
Related parties (Note 28)	*8,875,417*	*6,356,567*
Other parties	*1,261,070*	*1,343,350*

17. STATUTORY OBLIGATIONS

VND'000

	Beginning balance	*Increase in year*	*Decrease in year*	*Ending balance*
Corporate income tax *(Note 27.1)*	-	93,266,474	-	93,266,474
Value-added tax	806,300	269,966	(269,525)	806,741
Personal income tax	18,214,166	1,363,284	(19,078,086)	499,364
Others	-	5,885,857	(5,885,857)	-
TOTAL	**19,020,466**	**100,785,581**	**(25,233,468)**	**94,572,579**

18. SHORT-TERM ACCRUED EXPENSES

		VND'000
	Ending balance	*Beginning balance*
Interest expenses	36,510,274	1,997,936,672
BCC profit payables	2,427,180	2,427,180
Bond issuance fees	-	15,413,409
Others	5,328,303	5,331,099
TOTAL	**44,265,757**	**2,021,108,360**

19. OTHER PAYABLES

		VND'000
	Ending balance	*Beginning balance (Reclassified - Note 31)*
Short-term		
Debt offsetting *(Note 28)*	745,798,484	1,432,092,780
Payment on behalf of the Company	27,227,062	27,227,062
Receipt on behalf	3,870,944	3,870,944
Others	23,961,353	33,261,478
	800,857,843	1,496,452,264
Long-term		
Receipt on behalf	7,666,626	7,666,626
TOTAL	**808,524,469**	**1,504,118,890**

20. LOANS

VND'000

	Beginning balance (Reclassified - Note 31)	*Drawdown*	*Repayment*	*Net-off*	*Bond issuance expenses*	*Amortisation of bond issuance costs*	*Ending balance*
Short-term loans	**1,386,404,137**	**302,600,000**	**(1,403,756,253)**	**(127,050,176)**	**-**	**-**	**158,197,708**
Current portion of long-term bonds *(Note 20.1)*	1,099,000,000	-	(1,099,000,000)	-	-	-	-
Borrowings from other parties *(*)*	-	284,000,000	-	(130,602,292)	-	-	153,397,708
Borrowings from related parties *(Note 28) (*)*	287,404,137	18,600,000	(304,756,253)	3,552,116	-	-	4,800,000
Long-term loans	**-**	**2,000,000,000**	**-**	**-**	**(28,242,401)**	**1,621,323**	**1,973,378,922**
Bonds *(Note 20.1)*	-	2,000,000,000	-	-	(28,242,401)	1,621,323	1,973,378,922
TOTAL	**1,386,404,137**	**2,302,600,000**	**(1,403,756,253)**	**(127,050,176)**	**(28,242,401)**	**1,621,323**	**2,131,576,630**

(*) These represented the unsecured and non-bearing interest borrowings from individuals and the Company's related parties for financing the Company's working capital.

20. LOANS (continued)

20.1 Domestic straight bonds

VND'000

Issuance agents	*Ending balance*	*Beginning balance*
OCBS Securities Joint Stock Company ("OCBS") *(i)*	2,000,000,000	-
BIDV and BIDV Securities Company ("BSC")	-	1,099,000,000
Bond issuance costs	(26,621,078)	-
- *Bond issuance expenses*	*(28,242,401)*	-
- *Amortisation of bond issuance costs*	*1,621,323*	-
TOTAL	**1,973,378,922**	**1,099,000,000**
In which:		
Non-current portion	*1,973,378,922*	-
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.

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.

21. OWNERS' EQUITY

21.1 Movements in owners' equity

VND'000

	Share capital	*Share premium*	*Treasury shares*	*Accumulated losses*	*Total*
For the six-month period ended 30 June 2025					
Beginning balance	10,574,679,470	-	(686,640)	(3,387,918,129)	7,186,074,701
Loss for the period	-	-	-	(162,911,917)	(162,911,917)
Renumeration for BOD, BOS and secretary	-	-	-	(1,536,000)	(1,536,000)
Ending balance	10,574,679,470	-	(686,640)	(3,552,366,046)	7,021,626,784
For the six-month period ended 30 June 2026					
Beginning balance	12,674,679,470	408,450,000	(686,640)	(2,546,180,552)	10,536,262,278
Profit for the period	-	-	-	2,410,168,306	2,410,168,306
Renumeration for BOD, BOS and secretary	-	-	-	(1,536,000)	(1,536,000)
Ending balance	12,674,679,470	408,450,000	(686,640)	(137,548,246)	12,944,894,584

21. OWNERS' EQUITY (continued)

21.2 Shares

	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.

22. REVENUES

22.1 Net revenue from sale of goods and rendering of services

		VND'000
	Current period	*Previous period*
Net revenue	**7,040,698**	**4,797,102**
In which:		
Revenue from sale of goods	*4,266,247*	*2,038,570*
Revenue from rendering of services	*2,774,451*	*2,758,532*
In which:		
Revenue from related parties (Note 28)	*4,304,429*	*2,041,411*
Revenue from other parties	*2,736,269*	*2,755,691*

22. REVENUES (continued)

22.2 *Finance income*

	Current period	Previous period
		VND'000
Income from disposal of investments	441,517,563	6,000,000
Interest income from loans and bank deposits	76,235,730	40,308,931
Income from BCC contribution	13,630,959	-
Foreign exchange gains	588,098	6,950,850
TOTAL	**531,972,350**	**53,259,781**
In which:		
Financial income from related parties (Note 28)	*80,816,989*	*40,249,509*
Financial income from other parties	*451,155,361*	*13,010,272*

23. COST OF GOODS SOLD AND SERVICES RENDERED

	Current period	Previous period
		VND'000
Cost of goods sold	4,266,247	2,038,570
Cost of services rendered	1,347,438	1,016,578
TOTAL	**5,613,685**	**3,055,148**

24. FINANCE EXPENSES

	Current period	Previous period
		VND'000
Interest	53,450,539	153,812,455
Bond issuance expenses	1,621,323	10,942,794
(Reversal of) provision for diminution in value of long-term investments	(679,007,202)	18,275,000
Others	13,717,161	300,648
TOTAL	**(610,218,179)**	**183,330,897**

25. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

VND'000

	Current period	*Previous period*
Selling expenses		
External services	2,454,151	902,452
Labour costs	195,262	191,337
Others	-	51,996
	2,649,413	1,145,785
General and administrative expenses		
Provision (reversal of provision) for doubtful debt	70,836,576	(172,714)
Labour costs	20,450,159	18,105,586
External services	18,512,956	10,627,805
Depreciation and amortisation	2,007,089	2,096,495
Others	10,884,335	2,829,130
	122,691,115	33,486,302
TOTAL	**125,340,528**	**34,632,087**

26. OTHER INCOME AND EXPENSES

VND'000

	Current period	*Previous period*
Other income		
Waived interest expense *(*)*	1,534,505,139	-
Others	15,413,409	381,657
	1,549,918,548	381,657
Other expenses		
Written-off of receivables	59,882,433	332,504
Others	1,996,897	576,027
	61,879,330	908,531
NET OTHER PROFIT (LOSS)	**1,488,039,218**	**(526,874)**

(*) During the period, under 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, totalling VND'000 1,534,505,139.

27. CORPORATE INCOME TAX

The Company has the obligation to pay corporate income tax ("CIT") of 20% of taxable income.

The Company's 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 separate financial statements could change at a later date upon final determination by the tax authorities.

VND'000

	Current period	*Previous period*
Current CIT expense	93,266,474	-
Deferred tax expense (income)	2,881,452	(576,206)
TOTAL	**96,147,926**	**(576,206)**

27.1 *Current CIT expense*

Reconciliation between the profit (loss) before tax and taxable income (tax loss) is presented below:

VND'000

	Current period	*Previous period*
Accounting profit (loss) before tax	**2,506,316,232**	**(163,488,123)**
Adjustments:		
Other non-deductible expenses	61,879,330	524,605
Deemed interest income	45,741,030	17,020,930
Non-deductible interest expenses *(*)*	-	107,425,388
Unrealised foreign exchange differences	(2,881,452)	2,881,030
Utilize interest expense from previous years	(85,079,473)	-
Changes of provisions	(712,985,120)	-
Adjusted net profit (loss) before loss carry forward	**1,812,990,547**	**(35,636,170)**
Tax loss carried forward	(1,346,658,179)	-
Estimated current taxable profit (tax loss)	**466,332,368**	**(35,636,170)**
Estimated current CIT	**93,266,474**	**-**
CIT payable at beginning of period	-	103,625
Over accrual of tax from prior period	-	(65,955)
CIT paid during the period	-	(37,670)
CIT payable at the end of the period *(Note 17)*	**93,266,474**	-

(*) Under Decree No. 132/2020/ND-CP dated 5th November 2020 on tax administration for enterprises with related party transactions, this amount represents the Company'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 separate financial statements.

27.2 *Current tax*

The current tax payable is based on taxable income for the current period. The taxable income of the Company for the period differs from the accounting profit before tax as reported in the interim separate 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 Company' liability for current tax is calculated using tax rates that have been enacted by the end of the reporting period.

27. CORPORATE INCOME TAX (continued)

27.3 Deferred tax

The following comprise the Company's deferred tax assets and deferred tax liabilities recognised by the Company and the movements thereon during the current and previous period:

VND'000

	Interim separate statement of financial position		*Interim separate income statement*	
	Ending balance	*Beginning balance*	*Current period*	*Previous period*
Foreign exchange difference arising from revaluation of monetary items denominated in foreign currencies	(129,764)	2,751,688	(2,881,452)	576,206
Net deferred tax (liabilities) assets	***(129,764)***	***2,751,688***		
Deferred tax (expense) income			***(2,881,452)***	***576,206***

27.4 Tax losses carried forward

The Company is entitled to carry each individual tax loss forward to offset against taxable income arising within five (5) years subsequent to the year in which the loss incurred. At the end of the reporting period, the Company has no aggregated accumulated tax losses (31 December 2025: VND'000 1,346,658,179) available for offset against future income. Details are as follows:

VND'000

Originating year	*Can be utilised up to*	*Tax loss amount*	*Utilised up to 30 June 2026*	*Forfeited*	*Unutilised at 30 June 2026*
2024 *(*)*	2029	1,459,721,111	(1,459,721,111)	-	-

(*) Estimated tax loss as per the Company's corporate income tax declaration has not been audited by the local tax authorities as of the date of these interim separate financial statements.

27. CORPORATE INCOME TAX (continued)

27.5 *Interest expense exceeds the prescribed threshold*

The Company is entitled to carry forward interest expense exceeding the prescribed threshold that have not been deducted when calculating CIT for the current year ("non-deductible interest expenses") to the following year when determining the total deductible interest expenses of the following year. The subsequent period that the interest expense can be carried forward to will not exceed consecutive period of 5 years subsequent to the year in which the non-deductible interest expense incurred. At the end of the reporting period, the Company has aggregated non-deductible interest expenses available as follows:

VND'000

Originating year	*Can be used as deductible interest expense up to*	*Non-deductible interest expenses incurred*	*Non-deductible interest expense carried forward to following years by 30 June 2026*	*Non-deductible interest expense available to be carried forward as at 30 June 2026*
2024 *(*)*	2029	226,279,373	(226,279,373)	-

(*) Estimated non-deductible interest expense as per the Company's corporate income tax declaration has not been audited by the local tax authorities as of the date of these interim separate financial statements.

28. TRANSACTIONS WITH RELATED PARTIES

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

Related party	*Relationship*
Le Me Joint Stock Company	Subsidiary
Hoang Anh Gia Lai Coffee Joint Stock Company	Subsidiary
Hoang Anh Gia Lai International Investment Joint Stock Company	Subsidiary
Gia Lai Livestock Joint Stock Company	Subsidiary
LPBank Hoang Anh Gia Lai Sport Joint Stock Company	Subsidiary
Hoang Anh Gia Lai Vientiane Co., Ltd.	Subsidiary
Agricultural Development Daithang Sole Co., Ltd.	Indirect subsidiary
Khan Xay Agriculture Development Co., Ltd.	Indirect subsidiary
Flour Manufacturing Co., Ltd.	Indirect subsidiary
High Technology Agriculture Bolaven Co., Ltd.	Indirect subsidiary
Hoan Thinh Attapeu Agriculture Development Sole Member Co., Ltd.	Indirect subsidiary
Tra Ba Livestock Feed Processing Joint Stock Company	Indirect subsidiary
Mang Yang Agriculture Joint Stock Company	Indirect subsidiary
Souk Houng Heang Agricultural Development Sole Co., Ltd.	Indirect subsidiary
Bolaven Sturgeon Seafood Joint Stock Company	Indirect subsidiary
Sturgeon Bolaven Paksong Sole Co., Ltd.	Indirect subsidiary
Phu Quy Gia Lai Agriculture Joint Stock Company	Indirect subsidiary
Sanamxay Agricultural and Forestry Development Co., Ltd.	Indirect subsidiary
Saysettha Agricultural and Forestry Development Sole Co., Ltd.	Indirect subsidiary
Ham Rong Silk and Mulberry Joint Stock Company	Associate of a indirect subsidiary *(up to 26 January 2026)*
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 Co., Ltd.	Related party of a Director of the subsidiary

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

28. TRANSACTIONS WITH RELATED PARTIES (continued)

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

Related party	*Relationship*
Linh Khang Packaging One Member Co., Ltd.	Related company of a member of management
Hoang Anh Gia Lai Wooden Furniture Joint Stock Company	Related company of a BOD member *(up to 1 January 2026)*
HAGL Wooden Furniture Joint Stock Company - Plastic Factory Branch	Related company of a BOD member *(up to 1 January 2026)*
Mr Doan Nguyen Duc	Chairman
Mr Vo Truong Son	General Director
Ms Vo Thi My Hanh	Member of BOD cum Deputy General Director
Mr Nguyen Xuan Thang	General Director
Ms Ho Thi Kim Chi	Deputy General Director
Mr Nguyen Chi Thang	Director of the subsidiary cum Deputy General Director *(from 16 March 2026)*
Ms Do Tran Thuy Trang	Head of Board of Supervision
Ms Le Truong Y Tram	Chief Accountant
Ms Doan Nguyen Minh Hoa	Member of Board of Supervision
Ms Dinh Thi Le Sa	Member of Board of Supervision
Ms Ha Kiet Tran	Independent BOD member

28. TRANSACTIONS WITH RELATED PARTIES (continued)

Significant transactions with related parties were as follows:

VND'000

Related party	*Transaction*	*Current period*	*Previous period*
Hoang Anh Gia Lai Coffee Joint Stock Company	BCC contribution	506,000,000	-
	Repayment of borrowing	138,160,885	634,766,851
	BCC profits	8,692,110	-
	Purchase of goods and services	42,500	51,000
	Sale of goods and provision of services	10,309	13,434
	Interest income	-	11,584,624
	Payment on behalf	-	426,111
Le Me Joint Stock Company	Interest-free lending	373,656,000	-
	Payment on behalf	500,000	500,000
Hoang Anh Gia Lai International Investment Joint Stock Company	Repayment of borrowing	25,440,000	899,449,003
	Interest income	15,223,836	26,765,685
	Borrowing	13,800,000	914,329,763
	Purchase of goods and services	5,009,260	2,241,784
	Sale of goods and rendering of services	4,294,120	30,495
	Interest-free lending	668,000	-
Gia Lai Livestock Joint Stock Company	BCC contribution	287,000,000	-
	Repayment of borrowing	141,155,368	99,862,500
	Payment on behalf	74,919,000	234,247
	Interest income	51,962,194	-
	Collection of interest-free lending	6,001,435	-
	BCC profits	4,938,849	-
	Borrowing	-	241,017,868
	Sale of goods and rendering of services	-	6,171
Phu Quy Gia Lai Agricultural Joint Stock Company	Payment on behalf	12,500,000	-

28. TRANSACTIONS WITH RELATED PARTIES (continued)

Significant transactions with related parties were as follows:

VND'000

Related party	*Transaction*	*Current period*	*Previous period*
LPBank Hoang Anh Gia Lai Sport Joint Stock Company	Borrowing	4,800,000	-
	Payment on behalf	-	331,649
Tra Ba Livestock Feed Processing Joint Stock Company	Borrowing	-	58,318,026
Tay Nguyen Agriculture Services Co., Ltd.	Sale of goods and rendering of services	-	1,991,311
Agricultural Development Daithang Sole Co., Ltd.	Interest income	-	1,899,200
	Payment on behalf	-	7,411

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 6)*			
Hoang Anh Gia Lai International Investment Joint Stock Company	Sale of goods and rendering of services	17,166,172	176,411
Hoang Anh Gia Lai Coffee Joint Stock Company	Sale of goods and rendering of services	3,343,560	3,342,576
Hoang Anh Gia Lai LP Bank Sport Joint Stock Company	Sale of goods and rendering of services	2,865,320	2,865,320
Tay Nguyen Agriculture Services Co., Ltd.	Sale of goods and rendering of services	2,512,667	2,512,667
Gia Lai Livestock Joint Stock Company	Sale of goods and rendering of services	1,612,712	1,612,712
Phu Quy Gia Lai Agriculture Joint Stock Company	Disposal of fixed assets	874,763	874,763
Hoang Anh Gia Lai Wooden Furniture Joint Stock Company	Sale of goods and rendering of services	-	521,053
HAGL Wooden Furniture Joint Stock Company - Plastic Factory Branch	Sale of goods and rendering of services	-	291,600
		28,375,194	**12,197,102**

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

As at 30 June 2026 and for the six-month period then ended

28. 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*
Short-term advances to suppliers *(Note 7)*			
Hoang Anh Gia Lai International Investment Joint Stock Company	Advance for purchase of goods	22,762,752	20,243,255
Short-term held-to-maturity Investments *(Note 5)*			
Gia Lai Livestock Joint Stock Company	Lending	453,425,000	-
	Interest income	53,190,136	1,227,942
		506,615,136	**1,227,942**
Long-term held-to-maturity Investments *(Note 13.3)*			
Hoang Anh Gia Lai Coffee Joint Stock Company	BCC contribution	506,000,000	-
	Profit from BCC	8,692,109	-
Hoang Anh Gia Lai International Investment Joint Stock Company	Lending	400,000,000	400,000,000
	Interest income	63,217,069	47,993,234
Gia Lai Livestock Joint Stock Company	BCC contribution	287,000,000	-
	BCC profits	4,938,849	-
	Lending	-	453,425,000
		1,269,848,027	**901,418,234**

Short-term and long-term lending to related parties 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.

VND'000

Related party	*Transaction*	*Ending balance*	*Beginning balance*
Other short-term receivables *(Note 8)*			
Le Me Joint Stock Company	Payment on behalf	497,323,846	1,334,867,846
Hoang Anh Gia Lai Coffee Joint Stock Company	Payment on behalf	304,151,561	-
Gia Lai Livestock Joint Stock Company	Payment on behalf	184,776,522	115,227,251
	Others	-	631,705
Flour Manufacturing Co., Ltd.	Payment on behalf	164,560,423	162,173,470
	Others	-	1,876,093
Tra Ba Livestock Feed Processing JSC	Payment on behalf	141,346,241	141,346,241
Khan Xay Agriculture Development Co., Ltd.	Payment on behalf	42,650,715	42,650,715
Hoang Anh Gia Lai International Investment Joint Stock Company	Payment on behalf	1,578,018	106,007
Others	Others	13,206,118	1,507,131
		1,349,593,444	**1,800,386,459**

28. 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 long-term receivables** (Note 8)*			
Hoang Anh Gia Lai International Investment Joint Stock Company	Debt offsetting	-	860,046,186
***Short-term trade payables** (Note 15)*			
Hoang Anh Gia Lai International Investment Joint Stock Company	Purchase of goods	3,069,726	368,783
Gia Lai Livestock Joint Stock Company	Purchase of goods	-	14,430,784
Hoang Anh Gia Lai Wooden Furniture Joint Stock Company	Purchase of goods	-	436,516
Others	Purchase of goods	279,800	233,900
		3,349,526	**15,469,983**
***Short-term advances from customers** (Note 16)*			
Hoang Anh Gia Lai International Investment Joint Stock Company	Advance for purchasing goods and service	8,875,417	6,356,567
***Other short-term trade payables** (Note 19)*			
Gia Lai Livestock Joint Stock Company	Debt offsetting	477,754,297	655,762,445
Tra Ba Livestock Feed Processing JSC	Debt offsetting	245,274,437	245,274,437
Hoang Anh Gia Lai Vientiane Co., Ltd.	Debt offsetting	22,769,750	22,769,750
Hoang Anh Gia Lai Coffee Joint Stock Company	Debt offsetting	-	508,286,148
		745,798,484	**1,432,092,780**
***Short-term loans** (Note 20)*			
Hoang Anh Gia Lai LPBank Sport Joint Stock Company	Borrowing	4,800,000	-
Gia Lai Livestock Joint Stock Company	Borrowing	-	141,155,368
Hoang Anh Gia Lai Coffee Joint Stock Company	Borrowing	-	138,160,885
Hoang Anh Gia Lai International Investment Joint Stock Company	Borrowing	-	8,087,884
		4,800,000	**287,404,137**

28. TRANSACTIONS WITH RELATED PARTIES (continued)

Details of remuneration of members of the Board of Directors, Board of Supervision and management was as below:

VND'000

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

(*) This comprised salary and other allowances.

29. COMMITMENTS

Operating lease commitments

The Company leases land lots in Vietnam to build factories and hotels, with minimum lease commitments due as follows:

VND'000

	Ending balance	*Beginning balance*
Less than 1 year	1,301,821	1,301,821
From 1 - 5 years	5,207,288	5,207,288
More than 5 years	27,171,059	27,816,620
TOTAL	**33,680,168**	**34,325,729**

Guarantee commitment

As at 30 June 2026, the Company uses the followings assets to pledge for the loans of related parties. Details are as follows:

- 345,032,600 shares in Le Me Joint Stock Company;
- 140,080,000 shares in Hoang Anh Gia Lai International Investment Joint Stock Company;
- 165,750,000 shares in Gia Lai Livestock Joint Stock Company.

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 Company 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).

30. OFF BALANCE SHEET ITEM

VND'000

	Ending balance	*Beginning balance*
Written-off of doubtful debts		
- Hoang Anh Gia Lai Sport Joint Stock Company	444,052,578	444,052,578
- 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
TOTAL	**454,764,794**	**454,764,794**

31. RECLASSIFICATION OF CORRESPONDING FIGURES

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

VND'000

	Beginning balance (as previously presented)	*Restatement*	*Beginning balance (as restated)*
INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION			
Short-term held-to-maturity investments	-	23,640,371	23,640,371
Short-term loan receivables	21,554,573	(21,554,573)	-
Other short-term receivables	1,833,603,949	(2,085,798)	1,831,518,151
Provision for doubtful short-term receivables	(874,701,197)	218,415,551	(656,285,646)
Provision for diminution in value of held-to-maturity investments	-	(17,458,025)	(17,458,025)
Provision for diminution in value of long-term investments in other entities	(1,188,663,733)	(200,957,526)	(1,389,621,259)
Long-term loan receivables	400,000,000	(400,000,000)	-
Other long-term receivables	1,361,464,420	(501,418,234)	860,046,186
Long-term held-to-maturity investments	-	901,418,234	901,418,234
Other short-term payables	1,783,856,401	(287,404,137)	1,496,452,264
Short-term loans	1,099,000,000	287,404,137	1,386,404,137

	Previous period (as previously presented)	*Restatement*	*Previous period (as restated)*
INTERIM SEPARATE CASH FLOW STATEMENT			
Decrease in payables	(65,761,903)	(55,000,000)	(120,761,903)
Drawdown of borrowings	-	254,745,000	254,745,000
Repayment of borrowings	(6,000,000)	(199,745,000)	(205,745,000)

32. EVENT AFTER THE END OF THE REPORTING PERIOD

There is no matter or circumstance that has arisen since the end of the reporting period that requires adjustment or disclosure in the interim separate financial statements of the Company.

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