

No. 146/2026/CV-HAGL

(Re: Explanation of the business results of the
separate FS Quarter II/2026)

Gia Lai, 27 July 2026

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

Hoang Anh Gia Lai Joint Stock Company ("the Company") (Stock code: HAG) would like to explanation of business results in the separate financial statements quarter II/2026 as follows:

I. Explanation of the transition from loss in the separate financial statements quarter II/2025 to profit in the separate financial statements quarter II/2026:

The Company's business results for quarter II/2026 turned from a loss to a profit, primarily driven by a VND 1,115 billion increase in financial income compared to the same period in 2025.

II. Explanation of fluctuations in business results:

Unit: VND billion

Item	Separate FS Quarter II/2026	Separate FS Quarter II/2025	Fluctuation
Profit (loss) after corporate income tax	884	(156)	1,040

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

- Interest expense decreased by VND 850 billion due to bond interest reduction.
- Gain from disposal of investment increased by VND 163 billion from the transfer of shares in Hoang Anh Gia Lai International Investment Joint Stock Company.
- Interest income from loans and business cooperation contracts increased by VND 52 billion compared to the same period in 2025.

No significant fluctuations in other sectors are recorded.

Above is the Company's explanation of the separate financial statements of Quarter II/2026.

Regards,

Recipients:

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

HOANG ANH GIA LAI JOINT STOCK COMPANY
GENERAL DIRECTOR



NGUYEN XUAN THANG

Công ty Cổ phần Hoàng Anh Gia Lai

Trụ Sở Chính: 15 Trường Chinh, Phường Pleiku, Tỉnh Gia Lai, Việt Nam
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Hoang Anh Gia Lai Joint Stock Company

Interim separate financial statements
(Financial statements of parent company)

Quarter II/2026

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INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION
as at 30 June 2026

VND'000

Code	ASSETS	Notes	30 June 2026	31 December 2025 (reclassified)
100	A. CURRENT ASSETS		2,025,249,458	1,678,753,019
110	I. Cash and cash equivalents	4	929,993,067	646,021,524
111	1. Cash		929,993,067	646,021,524
120	II. Short-term financial investment		423,738,469	23,640,371
123	1. Short-term held-to-maturity investment	5	423,738,469	23,640,371
130	III. Current accounts receivable		667,557,004	1,004,868,316
131	1. Short-term trade receivables	6	36,991,429	19,910,791
132	2. Short-term advances to suppliers	7	39,635,766	28,140,571
135	3. Other short-term receivables	8	1,465,568,974	1,831,518,151
136	4. Provision for doubtful debts		(874,639,165)	(874,701,197)
140	IV. Inventories	9	410,757	641,907
141	1. Inventories		2,752,332	2,983,482
142	2. Provision for obsolete inventories		(2,341,575)	(2,341,575)
160	V. Other current assets		3,550,161	3,580,901
161	1. Short-term prepaid expenses		6,158	16,146
162	2. Value-added tax deductible		416,424	437,176
163	3. Tax and other receivables from the State		3,127,579	3,127,579
200	B. NON-CURRENT ASSETS		14,123,178,324	13,847,994,163
210	I. Long-term receivables		11,126,130	1,313,471,186
215	1. Other long-term receivables	8	11,126,130	1,313,471,186
220	II. Fixed assets		118,046,904	120,223,347
221	1. Tangible fixed assets	10	92,669,725	94,828,168
222	Cost		217,451,232	217,359,756
223	Accumulated depreciation		(124,781,507)	(122,531,588)
227	2. Intangible fixed assets	11	25,377,179	25,395,179
228	Cost		40,240,952	40,240,952
229	Accumulated amortisation		(14,863,773)	(14,845,773)
240	III. Investment properties	12	47,528,081	48,802,868
241	1. Cost		63,456,715	63,456,715
242	2. Accumulated depreciation		(15,928,634)	(14,653,847)
250	IV. Long-term assets in progress		2,446,806	1,494,550
252	1. Construction in progress		2,446,806	1,494,550
260	V. Long-term investments		13,939,804,946	12,359,736,727
261	1. Investments in subsidiaries	13.1	11,876,361,230	12,184,027,219
263	2. Investments in other entities	13.2	7,360,041	916,380,007
264	3. Provision for long-term investment	13	(114,908,647)	(1,188,663,733)
265	4. Long-term held-to-maturity investment	5	2,170,992,322	447,993,234
270	VI. Other long-term assets		4,225,457	4,265,485
271	1. Long-term prepaid expenses	14	1,473,769	1,513,797
272	2. Deferred income tax assets		2,751,688	2,751,688
280	TOTAL ASSETS		16,148,427,782	15,526,747,182

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION (continued)
as at 30 June 2026

VND'000

Code	RESOURCES	Notes	30 June 2026	31 December 2025 (reclassified)
300	C. LIABILITIES		3,039,363,713	4,990,484,904
310	I. Current liabilities		1,050,076,281	4,977,453,444
311	1. Short-term trade payables	15	29,128,704	40,853,050
312	2. Short-term advances from customers	16	10,136,487	7,699,917
314	3. Statutory obligations	17	1,306,106	19,020,466
315	4. Payables to employees		6,080,166	5,811,740
316	5. Short-term accrued expenses	18	44,265,757	2,021,108,360
320	6. Other short-term payables	19	959,055,551	1,783,856,401
321	7. Short-term loans	20	-	1,099,000,000
323	8. Bonus and welfare fund		103,510	103,510
330	II. Non-current liabilities		1,989,287,432	13,031,460
338	1. Other long-term payables	19	7,666,626	7,666,626
339	2. Long-term loans		1,973,378,922	-
342	3. Deferred tax liabilities		2,877,050	-
343	4. Other long-term provisions		5,364,834	5,364,834
400	D. OWNERS' EQUITY	21	13,109,064,069	10,536,262,278
411	1. Share capital		12,674,679,470	12,674,679,470
411a	- Shares with voting rights		12,674,679,470	12,674,679,470
412	2. Share premium		408,450,000	408,450,000
415	3. Treasury shares		(686,640)	(686,640)
420	4. Accumulated profit (losses)		26,621,239	(2,546,180,552)
420a	- Accumulated losses by the end of prior period		(2,547,716,552)	(3,390,990,129)
420b	- Undistributed profit of current period		2,574,337,791	844,809,577
440	TOTAL LIABILITIES AND OWNERS' EQUITY		16,148,427,782	15,526,747,182


Pham Thi Thu Ha
Preparer


Le Truong Y Tram
Chief Accountant




Nguyen Xuan Thang
General Director

27 July 2026

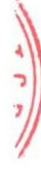
Hoang Anh Gia Lai Joint Stock Company

B02a-DN

INTERIM SEPARATE INCOME STATEMENT Quater II/2026

					VND'000	
Code	ITEMS	Notes	Quarter II		Accumulated from the beginning of the year	
			Current year	Previous year	Current year	Previous year
10	1. Net revenues from sale of goods and rendering of services	22.1	11,599,852	1,888,733	22,640,698	4,797,102
11	2. Cost of goods sold and rendering of services	23	(10,873,710)	(943,084)	(21,213,685)	(3,055,148)
20	3. Gross profit from sale of goods and rendering of services		726,142	945,649	1,427,013	1,741,954
22	4. Financial income	22.2	248,713,304	32,806,622	497,994,432	53,259,781
23 24	5. Financial expenses <i>In which: Interest expenses</i>	24	732,656,383 747,994,865	(167,279,857) (103,317,357)	2,178,701,236 1,481,054,598	(183,330,897) (164,755,249)
25	6. Selling expenses	25	(2,223,148)	(455,448)	(2,649,413)	(1,145,785)
26	7. General and administrative expenses	26	(34,870,073)	(20,740,781)	(51,792,507)	(33,486,302)
30	8. Net operating profit (loss)		945,002,608	(154,723,815)	2,623,680,761	(162,961,249)
31	9. Other income	27	-	178,513	15,413,409	381,657
32	10. Other expenses	27	(61,254,645)	(430,636)	(61,879,329)	(908,531)
40	11. Other loss	27	(61,254,645)	(252,123)	(46,465,920)	(526,874)

VND'000



Hoang Anh Gia Lai Joint Stock Company

B02a-DN

INTERIM SEPARATE INCOME STATEMENT (continued)
Quarter II/2026

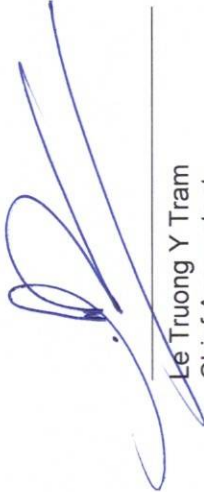
		Quarter II		Accumulated from the beginning of the year		VND'000
Code	ITEMS	Notes	Quarter II		Accumulated from the beginning of the year	
			Current year	Previous year	Current year	Previous year
50	12. Accounting profit (loss) before tax		883,747,963	(154,975,938)	2,577,214,841	(163,488,123)
52	13. Deferred (expenses) income tax		(110,333)	(1,330,821)	(2,877,050)	576,206
60	14. Net profit (loss) after income tax		883,637,630	(156,306,759)	2,574,337,791	(162,911,917)

VND'000



Pham Thi Thu Ha
Preparer

27 July 2026



Le Truong Y Tram
Chief Accountant



Nguyen Xuan Thang
General Director

INTERIM SEPARATE CASH FLOW STATEMENT
Quarter II/2026

VND'000

Code	ITEMS	Notes	Accumulated from the beginning of the year	
			Current year	Previous year
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	Accounting profit (loss) before tax		2,577,214,841	(163,488,123)
	<i>Adjustments for:</i>			
02	Depreciation and amortisation	10,11,12	3,542,706	3,232,933
03	(Reversal of provisions) provisions		(1,073,817,118)	18,102,286
04	Unrealised foreign exchange profit		(588,098)	(6,950,850)
05	Profit from investing activities		(497,406,334)	(46,292,241)
06	Interest expenses	24	(1,481,054,598)	164,755,249
08	Operating loss before changes in working capital		(472,108,601)	(30,640,746)
09	Decrease in receivables		1,546,980,181	70,584,979
10	Decrease in inventories		231,150	80,610
11	Decrease in payables		(894,289,350)	(65,761,903)
12	Decrease in prepaid expenses		50,016	29,330
14	Interest paid		(480,371,799)	-
15	Corporate income tax paid		-	(37,670)
17	Other cash outflows from operating activities		(1,536,000)	(1,536,000)
20	Net cash flows used in operating activities		(301,044,403)	(27,281,400)
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchases and construction of fixed assets and other assets		(326,226)	(5,245,403)
22	Proceeds from disposals of fixed assets and other long-term assets		-	620,000
23	Loans to other entities		(1,588,757,100)	-
24	Collections from borrowers		-	114,500,566
26	Proceeds from sale of investments in other entities		1,264,049,571	-
27	Interest and dividends received		9,049,701	67,455,062
30	Net cash flows (used in) from investing activities		(315,984,054)	177,330,225

INTERIM SEPARATE CASH FLOW STATEMENT (continued)
Quarter II/2026

VND'000

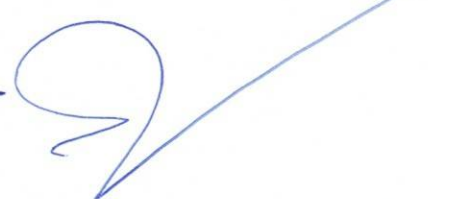
Code	TEMS	Notes	Accumulated from the beginning of the year	
			Current year	Previous year
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
33	Cash received from borrowings		2,000,000,000	-
34	Repayment of borrowings		(1,099,000,000)	(6,000,000)
40	Net cash flows from (used in) financing activities		901,000,000	(6,000,000)
50	Net increase in cash during the period		283,971,543	144,048,825
60	Cash at beginning of the period	4	646,021,524	4,164,549
70	Cash at end of the period	4	929,993,067	148,213,374



 Pham Thi Thu Ha
 Preparer



 Le Truong Y Tram
 Chief Accountant



 Nguyen Xuan Thang
 General Director

27 July 2026

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS
Quarter II/2026**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 Business Registration Certificate No. 5900377720 issued by the Department of Finance of Gia Lai Province on 1 June 2006 and subsequent Amended Business Registration Certificates.

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

As at 30 June 2026, the Company has six (6) direct subsidiaries, thirteen (13) indirect subsidiaries and three (3) branches.

The current principal activities of the Company are managing investents; trading machineries and tools for cultivation and livestock; agricultural services; mechanics.

The Company's head office is located at No. 15 Truong Chinh Street, Pleiku Ward, Gia Lai Province, Vietnam.

2. BASIS OF PREPARATION**2.1 Accounting standards and system**

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

Accordingly, the accompanying interim separate balance sheet, interim separate income statement, interim separate cash flow statement and related notes, 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 interim separate results of operations and the separate cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

2.2 Applied accounting documentation system

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

2.3 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.

This interim separate financial statements for Quarter II/2026 are prepared for the period from 1 April 2026 to 30 June 2026.



NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter II/2026**2. BASIS OF PREPARATION (continued)****2.4 Accounting currency**

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**3.1 Changes in accounting policies and disclosures**

The accounting policies of the Company that used for the separate financial statements have been applied consistently with those followed in the preparation of the Company's separate financial statements for the year ended 31 December 2014 except for the change in the accounting policy in relation to the following:

Circular No. 99/2025/TT-BTC providing guidance on enterprise accounting system

On 27 October 2025, the Ministry of Finance issued the Circular No. 99/2014/TT-BTC providing guidance on enterprise accounting system ("Circular 99") replacing Decision No. 200/2014/TT-BTC dated 22 December 2014 ("Circular 99"). Circular 99 is effective for the financial year beginning on or after 1 January 2026.

The effects of the change in accounting policies in accordance with Circular 99 to the Company are applied on a prospective basis as Circular 99 does not required for retrospective application. The Company also reclassifies certain corresponding figures of prior year following the presentation of the current year's separate financial statements in accordance with Circular 99 as disclosed in Note 30.

3.2 Cash

Cash comprises cash on hand and cash in banks.

3.3 Held-to-Maturity Investments

Held-to-maturity investments are recognized at cost, including: loans and other financial instruments of a similar nature. The Company monitors each investment in detail by issuer, maturity, and currency, and classifies these investments as current assets or non-current assets based on their remaining maturity as of the end of the accounting period.

Interest income from held-to-maturity investments is recognized in financial income on an accrual basis, in accordance with the holding period and the effective interest rate of each investment.

At the end of the period, held-to-maturity investments denominated in foreign currencies are revalued at the closing exchange rate. Any resulting exchange rate differences are recognized as financial income or financial expenses during the period.

The Company recognizes an allowance for impairment losses on held-to-maturity investments when there is objective evidence that the investment's value has been impaired. The amount of the allowance is determined as the difference between the carrying amount of the investment and its estimated recoverable amount as of the interim financial reporting date. The provision expense is recorded in financial expenses; when the cause of the impairment no longer exists, the Company reverses the corresponding provision and credits (reduces) the financial expenses.

When an investment reaches maturity or is liquidated prematurely, the Company derecognizes the investment and records a gain or loss calculated as the difference between the net proceeds and the carrying amount (net of any impairment allowance, if any) at the time of disposal.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter II/2026**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****3.4 Receivables**

Receivables are presented in the interim separate financial statements at the carrying amounts due from customers and other debtors, after provision for doubtful debts.

The provision for doubtful receivables represents amounts of outstanding receivables at the balance sheet date 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 doubtful debts are identified as irrecoverable and accounting performs debt write-off, the resulting differences between the allowance for doubtful debts and the original debt are accounted for in the interim separate income statement.

3.5 Inventories

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

In case the net realizable value is lower than the historical costs, it must be calculated according to the 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.

The perpetual method is used to record inventories, which are valued as follows:

Raw and construction 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 obsolete inventories

An inventory provision is created for the estimated loss arising due to the impairment (through diminution, damage, obsolescence, etc.) of raw materials, finished goods, and other inventories owned by the Company, based on appropriate evidence of impairment available at the balance sheet date.

Increases and decreases to the provision balance are recorded into the cost of goods sold account in the separate income statement. When inventories are discarded due to expiration, loss of quality, damage, or no longer usable, the resulting differences between the provision for inventory devaluation established and the cost of inventories are accounted for in the interim separate income statement.

3.6 Tangible fixed assets

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 working condition for its intended use.

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.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter II/2026

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.7 Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of an intangible fixed asset comprises its purchase price and any directly attributable costs of preparing the intangible fixed asset for its intended use.

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 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.

Land use rights

The advance payment for land rental, of which the land lease contracts have effectiveness prior to 2003 and Land use right certificate being issued, are recorded as intangible asset according to Circular No. 45/2013/TT-BTC issued by the Ministry of Finance on 25 April 2013 guiding the management, use and depreciation of fixed assets ("Circular 45"). The costs of land use rights comprise all directly attributable costs of bringing the land to the condition available for use.

Computer software

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

3.8 Depreciation and amortisation

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

Buildings and structures	5 - 50 years
Machinery and equipment	3 - 20 years
Means of transportation	6 - 25 years
Office equipment	3 - 10 years
Perennial trees	20 years
Computer software	5 - 8 years
Other assets	8 - 15 years

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

3.9 Investment properties

Investment properties are stated at cost including transaction costs less accumulated depreciation.

Subsequent expenditure relating to an investment property that has already been recognized 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 are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Buildings and structures	30 years
Land use right	36 - 43 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.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter II/2026**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****3.9 Investment properties (continued)**

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.

3.10 Construction in progress

Construction in progress represents costs attributable directly to the construction of the Company's buildings which have not yet been completed as at the date of these separate financial statements.

3.11 Leased assets

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

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 investment properties in the separate balance sheet. Initial direct costs incurred in negotiating an operating lease are recognised in the interim separate income statement as incurred.

Lease income is recognised in the interim separate income statement on a straight-line basis over the lease term.

In case of long-term lease assets where rental payments for multiple periods are received in advance, revenue recognition must be carried out by allocating the prepaid rental amount over the lease term, in accordance with the provisions of Circular 200/2025/TT-BCT.

3.12 Borrowing costs

Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of fund.

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

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

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter II/2026**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****3.13 Prepaid expenses**

Prepaid expenses are reported as short-term and long-term prepaid expenses on the interim separate balance sheet which mainly include costs of tools, supplies and prepaid land rentals.

They are amortised over the period for which the amount are paid or the period in which economic benefit are generated in relation to these expenses.

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

- ▶ Prepaid land and office rentals are amortised over the lease year;
- ▶ Tools and consumables with large value issued into production and can be used for more than one year, amortised no more than three (3) years and recognised in the income statement.

3.14 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.

Investments in associates

Investments in associates over which the Company has significant influence are carried at cost.

Distributions from accumulated net profits of the associates 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.

Investments in other entities

Investments in other entities are stated at their acquisition costs.

Provision for diminution in value of investments

Provision is made for any diminution in the value of investments at the separate balance sheet date in accordance with the guidance under Circular No. 48 and Circular No. 24/2022/TT-BTC dated 7 April 2022 issued by the Ministry of Finance. Increases and decreases to the provision balance are recorded as finance expense in the interim separate income statement.

3.15 Payable and accruals

Payable and accruals are recognised for amounts to be paid in the future for goods and services received, whether or not billed to the Company.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter II/2026**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****3.16 Accrual for severance pay**

The severance pay to employee is accrued at the end of each reporting period for all employees who have more than 12 months in service up to 31 December 2008 at the rate of one-half of the average monthly salary for each year of service up to 31 December 2008 in accordance with the Labour Code, the Law on Social Insurance and related implementing guidance. The average monthly salary used in this calculation will be revised at the end of each reporting period following the average monthly salary of the 6-month period up to the balance sheet date. Any increases and decreases to the accrued amount will be taken to the interim separate income statement.

This accrued severance pay is used to settle the termination allowance to be paid to employee upon termination of their labour contract following Article 48 of the Labour Code.

3.17 Foreign currency transactions

Transactions arising in currencies other than the Company's accounting currency (VND) are recorded at the actual exchange rates on the date of the transaction, based on the following principles:

- ▶ Transactions giving rise to receivables and payables: Recorded at the average of the buying and selling transfer rates of the commercial bank where the Company designates the customer to make payments;
- ▶ Transactions for the sale of goods and assets, provision of services, or income related to unearned revenue or transactions involving cash prepayments from buyers: Revenue or income corresponding to the prepaid amount is translated using the actual exchange rate at the time of receiving the prepayment; and
- ▶ Transactions for the purchase of assets or expenses paid immediately in foreign currency (not through accounts payable): Recorded at the average buying transfer rate of the commercial bank where the Company makes the payment.

At the end of the accounting period, monetary items denominated in foreign currencies are revalued at the actual exchange rates according to the following principles:

- ▶ Monetary items classified as assets and liabilities: Revalued at the average of the buying and selling transfer rates of the commercial bank with which the Company frequently transacts; and
- ▶ Demand deposits: Recorded at the average of the buying and selling transfer rates of the commercial bank where the deposit accounts are opened.

3.18 Treasury shares

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

3.19 Share premium

Share premium is recognized as the difference between the issue price and the par value of the shares when issued. Direct costs related to the issuance shares are deducted from the share premium.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter II/2026**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****3.20 Appropriation of net profit**

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 the purpose of common benefits, improvement of the employees' benefits, and presented as a liability on the interim separate balance sheet.

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.

Interest

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

Rental income

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

Dividend and profit

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

Income from disposal of investments

Income from disposal of investments is recognised when the investments transfer procedures are completed and the involving parties have fulfilled their respective contractual obligations.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter II/2026**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****3.22 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 balance sheet date.

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 off-set 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 balance sheet date between the tax base of assets and liabilities and their carrying amount for interim separate financial reporting purposes.

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

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

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

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



NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter II/2026

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.22 Taxation (continued)

Deferred tax (continued)

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

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

Deferred 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 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 off-set 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; or when the Company intends either settle current tax liabilities and assets on a net basis or to realize the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

3.23 Related parties

Parties are considered to be related parties of the Group if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions, or when the Company and other party are under common control or under common significant influence. Related parties above can be enterprises or individuals, including close members of their family.

4. CASH

	VND'000	
	30 June 2026	31 December 2025
Cash in banks	929,107,506	645,507,110
<i>In which:</i>		
- Orient Commercial Joint Stock Bank	808,385,937	100,006,233
- Tien Phong Commercial Joint Stock Bank	115,199,183	52,849
- Military Commercial Joint Stock Bank	48,174	524,081,105
- Others	5,474,212	21,366,923
Cash on hand	885,561	514,414
TOTAL	929,993,067	646,021,524

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter II/2026**5. HELD-TO-MATURITY INVESTMENTS**

	VND'000	
	30 June 2026	31 December 2025
Short-term		
Time deposit	400,000,000	-
Short-term loans to other companies, individuals (i)	22,510,527	22,412,429
Loan interest to related parties (Notes 29)	1,227,942	1,227,942
	423,738,469	23,640,371
Long-term		
Business Cooperation Contract	1,188,757,100	-
Long-term loans (ii)	853,425,000	400,000,000
Interest income	128,810,222	47,993,234
	2,170,992,322	447,993,234
<i>In which:</i>		
- Related parties (Notes 29)	1,775,235,224	447,993,234
- Other parties	395,757,098	-
TOTAL	2,594,730,791	471,633,605

- (i) Loans to other companies represent unsecured loans to other companies with maturity dates from July 2026 to December 2026.
- (ii) This represented unsecured loans granted to related parties with maturity dates to April 2029.

6. SHORT-TERM TRADE RECEIVABLES

	VND'000	
	30 June 2026	31 December 2025
Receivables from sale of goods and rendering of services	35,281,628	18,138,958
Receivables from disposal of fixed assets	974,763	974,763
Receivables from sale of apartments	735,038	797,070
TOTAL	36,991,429	19,910,791

Included in trade receivables were amounts due from related parties aggregating to VND'000 29,187,846 as at 30 June 2026 (Note 29).

7. SHORT-TERM ADVANCES TO SUPPLIERS

	VND'000	
	30 June 2026	31 December 2025
Advances to suppliers of goods and services	39,635,766	28,140,571

Included in advances to suppliers was amount due from related parties aggregating to VND'000 22,762,752 as at 30 June 2026 (Note 29).

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter II/2026**8. OTHER RECEIVABLES**

	VND'000	
	30 June 2026	31 December 2025
Short-term		
Receivables from related parties (Note 29)	1,351,002,504	1,800,386,459
Receivables from other companies	81,250,658	13,267,889
Receivables from employees	21,579,543	11,872,765
Others	11,736,269	5,991,038
	1,465,568,974	1,831,518,151
Long-term		
Receivables from related parties (Note 29)	-	1,313,471,186
Others	11,126,130	-
	11,126,130	1,313,471,186
TOTAL	1,476,695,104	3,144,989,336

9. INVENTORIES

	VND'000	
	30 June 2026	31 December 2025
Raw materials	1,590,285	1,791,187
Merchandised goods	982,376	982,376
Work in process	121,336	151,584
In which:		
Construction contracts	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

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
Quarter II/2026

10. TANGIBLE FIXED ASSETS

VND'000

	Buildings, structures	Machinery and equipment	Means of transportation	Office equipment	Perennial trees	Other assets	Total
Cost							
As at 31 December 2025	154,681,086	16,136,179	35,720,874	4,024,117	6,689,440	108,060	217,359,756
Newly purchase for the period	-	91,476	-	-	-	-	91,476
As at 30 June 2026	154,681,086	16,227,655	35,720,874	4,024,117	6,689,440	108,060	217,451,232
Accumulated depreciation							
As at 31 December 2025	(65,484,168)	(16,000,772)	(30,476,900)	(3,772,248)	(6,689,440)	(108,060)	(122,531,588)
Depreciation for the period	(1,565,142)	(16,683)	(604,598)	(63,496)	-	-	(2,249,919)
As at 30 June 2026	(67,049,310)	(16,017,455)	(31,081,498)	(3,835,744)	(6,689,440)	(108,060)	(124,781,507)
Net carrying amount							
As at 31 December 2025	89,196,918	135,407	5,243,974	251,869	-	-	94,828,168
As at 30 June 2026	87,631,776	210,200	4,639,376	188,373	-	-	92,669,725

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter II/2026

11. INTANGIBLE FIXED ASSETS

	VND'000		
	<i>Land use rights</i>	<i>Computer software</i>	<i>Total</i>
Cost			
As at 31 December 2025 and as at 30 June 2026	25,278,179	14,962,773	40,240,952
Accumulated amortisation			
As at 31 December 2025	-	(14,845,773)	(14,845,773)
Amortisation for the period	-	(18,000)	(18,000)
As at 30 June 2026	-	(14,863,773)	(14,863,773)
Net carrying amount			
As at 31 December 2025	25,278,179	117,000	25,395,179
As at 30 June 2026	25,278,179	99,000	25,377,179

12. INVESTMENT PROPERTIES

	VND'000	
	<i>Buildings, structures</i>	
Cost		
As at 31 December 2025 and as at 30 June 2026		63,456,715
Accumulated depreciation		
As at 31 December 2025		(14,653,847)
Depreciation for the period		(1,274,787)
As at 30 June 2026		(15,928,634)
Net carrying amount		
As at 31 December 2025		48,802,868
As at 30 June 2026		47,528,081

13. LONG-TERM INVESTMENTS

	VND'000			
	<i>30 June 2026</i>		<i>31 December 2025</i>	
	<i>Cost</i>	<i>Provision</i>	<i>Cost</i>	<i>Provision</i>
Investment in subsidiaries (Note 13.1)	11,876,361,230	(107,548,606)	12,184,027,219	(820,533,726)
Investments in other entities (Note 13.2)	7,360,041	(7,360,041)	916,380,007	(368,130,007)
TOTAL	11,883,721,271	(114,908,647)	13,100,407,226	(1,188,663,733)

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter II/2026

13. LONG-TERM INVESTMENTS (continued)

13.1 Investment in subsidiaries

Details of the Company's investments were as follows:

Company name	Business activities	Active status	30 June 2026			31 December 2025		
			% holding and voting	Cost (VND'000)	Provision (VND'000)	% holding and voting	Cost (VND'000)	Provision (VND'000)
Le Me Joint Stock Company	Plantation and livestock	Activity	87.74	3,450,326,000	-	87.74	3,450,326,000	-
Hoang Anh Gia Lai International Investment Joint Stock Company	Plantation and livestock	Activity	84.42	2,981,625,011	-	93.13	3,289,291,000	(712,985,120)
Hoang Anh Gia Lai Coffee Joint Stock Company (The former name is Lo Pang Livestock Joint Stock Company)	Plantation and livestock	Activity	83.00	2,745,600,000	-	83.00	2,745,600,000	-
Gia Lai Livestock Joint Stock Company	Plantation and livestock	Activity	85.00	2,591,261,613	-	85.00	2,591,261,613	-
LPBank Hoang Anh Gia Lai Sport Joint Stock Company	Football club	Activity	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	Before activity	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)

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter II/2026

13. LONG-TERM INVESTMENTS (continued)

13.2 Investments in other entities

Company name	30 June 2025			31 December 2025		
	% holding and voting	Cost (VND'000)	Provision (VND'000)	% holding and voting	Cost (VND'000)	Provision (VND'000)
Thanh Nien Media Corporation	2.00	6,200,000	(6,200,000)	2.00	6,200,000	(6,200,000)
Far East Aviation Joint Stock Company	-	1,160,041	(1,160,041)	-	1,160,041	(1,160,041)
Hoang Anh Gia Lai Agricultural Joint Stock Company	-	-	-	8.24	909,019,966	(360,769,966)
TOTAL		7,360,041	(7,360,041)		916,380,007	(368,130,007)

14. LONG-TERM PREPAID EXPENSES

	VND'000	
	30 June 2026	31 December 2025
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	
	30 June 2026	31 December 2025
Purchase of goods and services	29,128,704	40,853,050
Included in trade payables were amounts due to related parties aggregating to VND'000 3,786,042 as at 30 June 2026 (Note 29).		

16. SHORT-TERM ADVANCES FROM CUSTOMERS

	VND'000	
	30 June 2026	31 December 2025
Advances from trade customers	10,136,487	7,699,917
Included in advances from customers were amounts due to related parties aggregating to VND'000 8,875,417 as at 30 June 2026 (Note 29).		

17. STATUTORY OBLIGATIONS

	VND'000	
	30 June 2026	31 December 2025
Value-added tax	806,741	806,301
Personal income tax	499,365	18,214,165
TOTAL	1,306,106	19,020,466

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter II/2026**18. SHORT-TERM ACCRUED EXPENSES**

	VND'000	
	30 June 2026	31 December 2025
Interest expenses	38,937,454	2,000,363,852
<i>In which:</i>		
- Bond interest expenses	36,510,274	1,997,936,672
- Interest expenses of companies, individuals	2,427,180	2,427,180
Operating costs	1,900,000	15,413,409
Others	3,428,303	5,331,099
TOTAL	44,265,757	2,021,108,360

19. OTHER PAYABLES

	VND'000	
	30 June 2026	31 December 2025
Short-term		
Temporary borrowings from other related parties (Note 29)	752,645,269	1,721,543,702
Payables to other individuals and companies	175,201,860	58,895,970
Others	31,208,422	3,416,729
	959,055,551	1,783,856,401
Long-term		
Others	7,666,626	7,666,626
	7,666,626	7,666,626
TOTAL	966,722,177	1,791,523,027

20. LOANS

	VND'000	
	30 June 2026	31 December 2025
Short-term loans		
Current portion of long-term domestic straight bond (*)	-	1,099,000,000
	-	1,099,000,000
Long-term loans		
Domestic straight bond (Note 20.1)	1,973,378,922	-
	1,973,378,922	-
TOTAL	1,973,378,922	1,099,000,000

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter II/2026**20. LOANS** (continued)*Domestic straight bonds comprised as detailed below:*

	VND'000	
	30 June 2026	31 December 2025
<i>Arrangement organizations</i>		
OCBS Securities Joint Stock Company ("OCBS")	2,000,000,000	-
Joint Stock Commercial Bank for Investment and Development of Vietnam and BIDV Securities Joint Stock Company	-	1,099,000,000
Bond issuance costs	(26,621,078)	-
TOTAL	<u>1,973,378,922</u>	<u>1,099,000,000</u>
<i>In which:</i>		
Non - current bond	1,973,378,922	-
Current portion bond	-	1.099.000.000

(*) On 26 March 2026, the Company completed the obligation to fully repay the principal amount of bonds totaling VND'000 1,099,000,000 to Vietnam Debt and Asset Trading Corporation.

Hoang Anh Gia Lai Joint Stock Company

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NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued) Quarter II/2026

21. OWNERS' EQUITY

21.1 Increase and decrease in owners' equity

	Share capital	Share premium	Treasury shares	Accumulated losses	VND'000 Total
6 months in 2025					
As at 31 December 2024	10,574,679,470	-	(686,640)	(3,387,918,129)	7,186,074,701
Net loss for the period	-	-	-	(162,911,917)	(162,911,917)
Remuneration of members of BODs, Supervisors and Secretary	-	-	-	(1,536,000)	(1,536,000)
As at 30 June 2025	10,574,679,470	-	(686,640)	(3,552,366,046)	7,021,626,784
6 months in 2026					
As at 31 December 2025	12,674,679,470	408,450,000	(686,640)	(2,546,180,552)	10,536,262,278
Net profit for the period	-	-	-	2,574,337,791	2,574,337,791
Remuneration of members of BODs, Supervisors and Secretary	-	-	-	(1,536,000)	(1,536,000)
As at 30 June 2026	12,674,679,470	408,450,000	(686,640)	26,621,239	13,109,064,069

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter II/2026**21. OWNERS' EQUITY** (continued)**21.2 Shares**

	30 June 2026 Shares	31 December 2025 Shares
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
<i>Ordinary shares</i>	1,267,467,947	1,267,467,947
Treasury shares	68,664	68,664
<i>Ordinary shares</i>	68,664	68,664
Outstanding shares	1,267,399,283	1,267,399,283
<i>Ordinary shares</i>	1,267,399,283	1,267,399,283

The company's ordinary shares are issued with par value of VND 10,000 per share. The holders of the ordinary shares are entitled to receive dividends as and when declared by the Company. Each ordinary share carries one vote per share without restriction.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter II/2026

22. REVENUES

22.1 Revenues from sale of goods and rendering of services

	Quarter II		Accumulated from the beginning of the year	
	Current year	Previous year	Current year	Previous year
Net revenue	11,599,852	1,888,733	22,640,698	4,797,102
<i>In which:</i>				
Revenue from sale of goods	10,200,892	434,795	19,866,247	2,038,570
Revenue from rendering of services	1,398,960	1,453,938	2,774,451	2,758,532

22.2 Finance income

	Quarter II		Accumulated from the beginning of the year	
	Current year	Previous year	Current year	Previous year
Gains from disposal of investments	169,200,000	6,000,000	407,539,644	6,000,000
Interest income, income from BCC Contribution	73,247,126	20,200,026	80,816,989	40,249,509
Foreign exchange gains	513,007	6,563,012	588,098	6,950,850
Others	5,753,171	43,584	9,049,701	59,422
TOTAL	248,713,304	32,806,622	497,994,432	53,259,781

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter II/2026

23. COSTS OF GOODS SOLD AND SERVICES RENDERED

	VND'000		
	Quarter II		Accumulated from the beginning of the year
	Current year	Previous year	
Costs of goods sold	10,200,892	434,795	19,866,247
Costs of rendering other services	672,818	508,289	1,347,438
TOTAL	10,873,710	943,084	21,213,685
			3,055,148

24. FINANCE EXPENSES

	VND'000		
	Quarter II		Accumulated from the beginning of the year
	Current year	Previous year	
Interest expense	36,510,274	103,317,357	53,450,541
Reversal provision for long-term investments	-	63,962,500	(712,985,120)
Exempted interest expense	(784,505,139)	-	(1,534,505,139)
Others	15,338,482	-	15,338,482
TOTAL	(732,656,383)	167,279,857	(2,178,701,236)
			183,330,897

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter II/2026

25. SELLING EXPENSES

	Quarter II		Accumulated from the beginning of the year		VND'000
	Current year	Previous year	Current year	Previous year	
Transportation and external services expenses	2,122,517	341,348	2,454,151	902,452	
Labour costs	100,631	94,335	195,262	191,337	
Others	-	19,765	-	51,996	
TOTAL	2,223,148	455,448	2,649,413	1,145,785	

26. GENERAL AND ADMINISTRATIVE EXPENSES

	Quarter II		Accumulated from the beginning of the year		VND'000
	Current year	Previous year	Current year	Previous year	
Labour costs	10,653,257	9,273,948	20,450,160	18,105,586	
External services expenses	14,853,186	9,004,497	18,474,235	10,627,805	
Depreciation and amortisation	989,645	975,453	2,007,090	2,096,495	
Reversal of provision	(62,032)	(172,714)	(62,032)	(172,714)	
Others	8,436,017	1,659,597	10,923,054	2,829,130	
TOTAL	34,870,073	20,740,781	51,792,507	33,486,302	

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter II/2026

27. OTHER INCOME AND EXPENSES

	Quarter II		Accumulated from the beginning of the year		VND '000
	Current year	Previous year	Current year	Previous year	
Other income	-	178,513	15,413,409	381,657	
Others	-	178,513	15,413,409	381,657	
Other expenses	61,254,645	430,636	61,879,329	908,531	
Revaluation of ineffective assets	59,882,433	233,790	59,882,433	332,504	
Penalties	2,797	6,137	2,797	8,069	
Others	1,369,415	190,709	1,994,099	567,958	
NET OTHER LOSS	(61,254,645)	(252,123)	(46,465,920)	(526,874)	

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter II/2026**28. CORPORATE INCOME TAX**

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

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

Current CIT

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

The current CIT expense for the period was computed as follows:

		VND'000
	6 months in 2026	6 months in 2025
Accounting profit (loss) before tax	2,577,214,841	(163,488,123)
Non-deductible expenses	-	124,446,318
Unrealised foreign exchange differences	588,098	2,881,030
Reversal of provisions	(712,985,120)	-
Others	61,879,329	524,605
Estimated taxable income (tax loss)	1,926,697,148	(35,636,170)
Tax loss carried forward	(1,926,697,148)	-
Estimated taxable income	-	(35,636,170)
CIT payable at beginning of period	-	103,625
Other adjustment	-	(65,955)
CIT paid during the period	-	(37,670)
CIT payable at the end of the period	-	-

29. TRANSACTIONS WITH RELATED PARTIES

Significant transactions with related parties during the year were as follows:

			VND'000
<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>Amounts</i>
Hoang Anh Gia Lai International Investment Joint Stock Company	Subsidiary	Sale of goods and rendering services	19,894,120
		Lending	15,223,836
		Interest income	5,009,354
		Purchase of goods and services	5,009,354
Hoang Anh Gia Lai Coffee Joint Stock Company	Subsidiary	Purchase of goods and services	42,500
		Sale of goods and rendering services	10,309

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter II/2026**29. TRANSACTIONS WITH RELATED PARTIES (continued)**

Amounts due to and due from related parties at 30 June 2026 were as follows:

			VND'000
Related parties	Relationship	Transactions	Amounts
Short-term held-to-maturity investment (Note 5)			
Gia Lai Livestock Joint Stock Company	Subsidiary	Loan interest	1,227,942
Long-term held-to-maturity investment (Note 5)			
Gia Lai Livestock Joint Stock Company	Subsidiary	Long-term loans	453,425,000
		Loan interest	51,962,195
		BCC	287,000,000
		Interest income	4,938,850
Hoang Anh Gia Lai Coffee Joint Stock Company	Subsidiary	BCC	506,000,000
		Interest income	8,692,110
Hoang Anh Gia Lai International Investment Joint Stock Company	Subsidiary	Long-term loans	400,000,000
		Loan interest	63,217,069
TOTAL			1,775,235,224
Short-term trade receivables (Note 6)			
Hoang Anh Gia Lai International Investment Joint Stock Company	Subsidiary	Sale of goods	17,166,172
Hoang Anh Gia Lai Coffee Joint Stock Company	Subsidiary	Sale of goods	3,343,560
LPBank Hoang Anh Gia Lai Sports Joint Stock Company	Subsidiary	Sale of goods	2,865,320
Tay Nguyen Agriculture Services Co., Ltd.	Related company	Sale of goods	2,512,667
Gia Lai Livestock Joint Stock Company	Subsidiary	Sale of goods	1,612,711
Others	Related party	Sale of goods and rendering services	1,687,416
TOTAL			29,187,846
Short-term advances to suppliers (Note 7)			
Hoang Anh Gia Lai International Investment Joint Stock Company	Subsidiary	Advances for purchase of goods	22,762,752

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter II/2026**29. TRANSACTIONS WITH RELATED PARTIES (continued)**

Amounts due to and due from related parties at 30 June 2026 were as follows (continued):

			VND'000
<i>Related parties</i>	<i>Relationship</i>	<i>Transactions</i>	<i>Amounts</i>
<i>Other short-term receivables (Note 8)</i>			
Le Me Joint Stock Company	Subsidiary	Payment on behalf	497,323,846
Hoang Anh Gia Lai Coffee Joint Stock Company	Subsidiary	Payment on behalf	304,151,561
Gia Lai Livestock Joint Stock Company	Subsidiary	Payment on behalf	184,776,521
Flour Manufacturing Co., Ltd.	Subsidiary	Payment on behalf	164,560,422
Tra Ba Animal Feed Processing Joint Stock Company	Subsidiary	Payment on behalf	141,346,241
Khan Xay Agricultural Development Co., Ltd.	Subsidiary	Payment on behalf	42,650,715
Phu Quy Gia Lai Agricultural Joint Stock Company	Subsidiary	Payment on behalf	12,500,000
Others	Related party	Payment on behalf	3,693,198
TOTAL			<u>1,351,002,504</u>
<i>Short-term trade payables (Note 15)</i>			
Hoang Anh Gia Lai International Investment Joint Stock Company	Subsidiary	Purchase of goods	3,069,726
Others	Related party	Purchase of goods and services	716,316
TOTAL			<u>3,786,042</u>
<i>Short-term advances from customers (Note 16)</i>			
Hoang Anh Gia Lai International Investment Joint Stock Company	Subsidiary	Advances for goods	<u>8,875,417</u>
<i>Short-term other payables (Note 19)</i>			
Gia Lai Livestock Joint Stock Company	Subsidiary	Temporary borrowing	477,754,297
Tra Ba Animal Feed Processing Joint Stock Company	Subsidiary	Temporary borrowing	245,274,437
Hoang Anh Gia Lai Vientiane Co., Ltd.	Subsidiary	Receipt on behalf	22,769,750
LPBank Hoang Anh Gia Lai Sports Joint Stock Company	Subsidiary	Temporary borrowing	4,800,000
Others	Related party	Receipt on behalf	2,046,785
TOTAL			<u>752,645,269</u>



NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter II/2026

30. RECLASSIFICATION OF CORRESPONDING DATA DUE TO THE APPLICATION OF CIRCULAR 99

Certain corresponding figures on the separate financial statements as at 31 December 2025 have been reclassified to reflect the presentation of the current year's separate financial statements in accordance with Circular 99. Details are as follows:

	<i>Beginning balance</i>	<i>Reclassified</i>	<i>VND'000 Beginning balance (reclassified)</i>
SEPARATE STATEMENT OF FINANCIAL POSITION			
A. CURRENT ASSETS			
<i>Short-term financial investment</i>			
Short-term held-to-maturity investment	-	23,640,372	23,640,372
<i>Current accounts receivable</i>			
3. Other short-term receivables	1,833,603,949	(857,856)	1,832,746,093
B. NON-CURRENT ASSETS			
<i>Long-term receivables</i>			
Long-term loan receivables	1,361,464,420	(49,221,177)	1,312,243,243
<i>Long-term investments</i>			
Long-term held-to-maturity investment	-	447,993,234	447,993,234

31. EVENTS AFTER THE BALANCE SHEET DATE

There is no other matter or circumstance that has arisen since the consolidated balance date that requires adjustment or disclosure in the interim separate financial statements of the Company.


 Pham Thi Thu Ha
 Preparer


 Le Truong Y Tram
 Chief Accountant


 Nguyen Xuan Thang
 General Director



27 July 2026