

**HOANG ANH GIA LAI  
AGRICULTURAL JSC**

**SOCIALIST REPUBLIC OF VIET NAM**  
**Independence – Freedom – Happiness**

No: 13 /26/CBTT – HAGL Agrico

Gia Lai, July 30 th , 2026

**PERIODIC INFORMATION DISCLOSURE FINANCIAL STATEMENTS**

**To: Ha Noi Stock Exchange**

Pursuant to the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the stock market, Hoang Anh Gia Lai Agricultural Joint Stock Company shall disclose information on the financial statements (FS) of the 2<sup>nd</sup> quarter of 2026 to the Hanoi Stock Exchange as follows:

1. **Ognization name:** Hoang Anh Gia Lai Agricultural Joint Stock Company

- Stock code: HNG
- Address: 15 Truong Chinh, Pleiku Ward, Gia Lai Province
- Tel: 0269.2222283
- Email: [haglagrico@thagrico.vn](mailto:haglagrico@thagrico.vn) Website: <https://haagrigo.com>

2. Information disclosure content:

- Financial statements Quarter II/2026

☒ Separate Financial Statements (Trading registration has no subsidiaries and the superior accounting unit has affiliated units);

☒ Consolidated Financial Statements (Listed organization with subsidiaries);

☐ Separate Financial Statements (Listed organization with affiliated accounting unit organize separate accounting system).

- Cause that must explain:

+ The audit organization on the financial statement is not fully accepted.

(for audited financial statements):

☐ Yes

☒ No

Explanatory text in case tick yes:

☐ Yes

☒ No

+ Profit after tax in the reporting period has difference of 5% or more before and after auditing, changing from loss to profit or vice versa (for audited financial statements):

☐ Yes

☒ No

Explanatory text in case tick yes:

☐ Yes

☒ No



+ Profit after corporate income tax in the business results report of the reporting period changes by 10% or more compared to the same period report of the previous year:

☒ Yes

☐ No

Explanatory text in case tick yes:

☒ Yes

☐ No

+ Profit after tax in the reporting period is a loss, changing from profit in the same period last year to loss in this period or vice versa:

☒ Yes

☐ No

Explanatory text in case tick yes:

☒ Yes

☐ No

This information was published on the company's website on July  
at: <https://www.haagrigo.com/en/investor-relations/announcement-of-information/>.

th, 2026

**Attached documents:**

- Financial Statement  
Quarter II/2026
- Explanatory text

**Representative of organization**  
Legal representative/Authorized person to disclose information  
(Sign, full name, position, stamped)



**PHÓ TỔNG GIÁM ĐỐC**  
**Phan Bá Cường**

# ***HAGL Agrico***

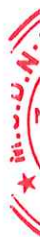
## **Hoang Anh Gia Lai Agricultural Joint Stock Company**

Interim separate financial statements  
(Parent company financial statements)

Quarter II 2026

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SEPARATE INTERIM STATEMENT OF FINANCIAL POSITION  
as at 30 June 2026

VND'000

| Code       | ASSETS                                                                 | Notes     | 30 June<br>2026       | 31 December<br>2025   |
|------------|------------------------------------------------------------------------|-----------|-----------------------|-----------------------|
| <b>100</b> | <b>A. CURRENT ASSETS</b>                                               |           | <b>15,893,244,590</b> | <b>14,855,908,493</b> |
| <b>110</b> | <b>I. Cash</b>                                                         |           | <b>1,060,106</b>      | <b>551,964</b>        |
| 111        | 1. Cash                                                                | 4         | 1,060,106             | 551,964               |
| <b>120</b> | <b>II. Short-term financial investments</b>                            |           | <b>6,868,804,444</b>  | <b>6,868,804,444</b>  |
| 123        | 1. Held-to-maturity investments                                        | 7         | 6,868,804,444         | 6,868,804,444         |
| <b>130</b> | <b>III. Current accounts receivables</b>                               |           | <b>8,870,684,467</b>  | <b>7,853,871,247</b>  |
| 131        | 1. Short-term trade receivables                                        | 5         | 2,977,873,857         | 2,645,905,470         |
| 132        | 2. Short-term advances to suppliers                                    | 6         | 1,557,980,334         | 1,431,522,620         |
| 135        | 3. Other short-term receivables                                        | 8         | 4,334,953,369         | 3,776,667,179         |
| 136        | 4. Provision for doubtful short-term receivables                       | 5         | (123,093)             | (224,022)             |
| <b>140</b> | <b>IV. Inventories</b>                                                 | <b>9</b>  | <b>18,643,789</b>     | <b>17,871,860</b>     |
| 141        | 1. Inventories                                                         |           | 28,996,921            | 28,224,992            |
| 142        | 2. Provision for obsolete inventories                                  |           | (10,353,132)          | (10,353,132)          |
| <b>160</b> | <b>V. Other current assets</b>                                         |           | <b>134,051,784</b>    | <b>114,808,978</b>    |
| 162        | 1. Value-added tax deductible                                          | 16        | 133,748,490           | 114,523,147           |
| 163        | 2. Tax and other receivables from the State                            | 16        | 303,294               | 285,831               |
| <b>200</b> | <b>B. NON-CURRENT ASSETS</b>                                           |           | <b>8,739,003,804</b>  | <b>8,683,532,733</b>  |
| <b>210</b> | <b>I. Long-term receivables</b>                                        |           | <b>1,935,977,001</b>  | <b>1,888,959,326</b>  |
| 215        | 1. Other long-term receivables                                         | 8         | 1,935,977,001         | 1,888,959,326         |
| <b>220</b> | <b>II. Fixed assets</b>                                                |           | <b>4,937,938</b>      | <b>5,809,841</b>      |
| 221        | 1. Tangible fixed assets                                               | 10        | 3,567,521             | 4,065,674             |
| 222        | Cost                                                                   |           | 13,218,006            | 13,218,006            |
| 223        | Accumulated depreciation                                               |           | (9,650,485)           | (9,152,332)           |
| 227        | 2. Intangible assets                                                   | 11        | 1,370,417             | 1,744,167             |
| 228        | Cost                                                                   |           | 5,980,000             | 5,980,000             |
| 229        | Accumulated amortisation                                               |           | (4,609,583)           | (4,235,833)           |
| <b>260</b> | <b>III. Long-term investments</b>                                      | <b>12</b> | <b>6,798,062,864</b>  | <b>6,788,723,795</b>  |
| 261        | 1. Investments in subsidiaries                                         | 12.1      | 4,954,817,803         | 4,954,817,803         |
| 262        | 2. Investments in associates and joint ventures                        | 12.2      | 286,004,636           | 286,004,636           |
| 263        | 3. Investments in another entity                                       | 12.3      | 2,594,610             | 2,594,610             |
| 264        | 4. Provision for impairment of long-term investments in other entities |           | (2,152,890,103)       | (2,152,890,103)       |
| 265        | 5. Held-to-maturity investments                                        | 7         | 3,707,535,918         | 3,698,196,849         |
| <b>270</b> | <b>IV. Other long-term assets</b>                                      |           | <b>26,001</b>         | <b>39,771</b>         |
| 271        | 1. Long-term prepaid expenses                                          | 13        | 26,001                | 39,771                |
| <b>280</b> | <b>TOTAL ASSETS</b>                                                    |           | <b>24,632,248,394</b> | <b>23,539,441,226</b> |

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

VND'000

| Code       | RESOURCES                                                             | Notes | 30 June<br>2026       | 31 December<br>2025   |
|------------|-----------------------------------------------------------------------|-------|-----------------------|-----------------------|
| <b>300</b> | <b>C. LIABILITIES</b>                                                 |       | <b>14,267,327,466</b> | <b>13,156,392,812</b> |
| <b>310</b> | <b>I. Current liabilities</b>                                         |       | <b>12,831,890,967</b> | <b>12,180,231,156</b> |
| 311        | 1. Short-term trade payables                                          | 14    | 139,888,813           | 132,334,491           |
| 312        | 2. Short-term advances from customers                                 | 15    | 689,579,583           | 440,043,118           |
| 314        | 3. Statutory obligations                                              | 16    | 122,906               | 156,007               |
| 315        | 4. Payables to employees                                              |       | 1,029,600             | 1,143,000             |
| 316        | 5. Short-term accrued expenses                                        | 17    | 2,263,515,167         | 1,871,283,382         |
| 320        | 6. Other short-term payables                                          | 18    | 172,880,310           | 170,396,570           |
| 321        | 7. Short-term loans                                                   | 19    | 9,564,874,588         | 9,564,874,588         |
| <b>330</b> | <b>II. Non-current liabilities</b>                                    |       | <b>1,435,436,499</b>  | <b>976,161,656</b>    |
| 331        | 1. Long-term trade payables                                           | 14    | 430,876,918           | 430,876,918           |
| 338        | 2. Other long-term payables                                           | 18    | 32,598,358            | 32,711,211            |
| 339        | 3. Long-term loans                                                    | 19    | 971,961,223           | 512,573,527           |
| <b>400</b> | <b>D. OWNERS' EQUITY</b>                                              |       | <b>10,364,920,928</b> | <b>10,383,048,414</b> |
| 411        | 1. Owner's equity                                                     | 20    | 11,085,538,950        | 11,085,538,950        |
| 411a       | - Shares with voting rights                                           |       | 11,085,538,950        | 11,085,538,950        |
| 412        | 2. Share premium                                                      |       | 1,170,127,000         | 1,170,127,000         |
| 420        | 3. Undistributed profit after tax                                     |       | (1,890,745,022)       | (1,872,617,536)       |
| 420a       | - Accumulated undistributed profit after tax by the end of prior year |       | (1,872,617,536)       | (946,484,119)         |
| 420b       | - Profit after tax for the period                                     |       | (18,127,486)          | (926,133,417)         |
| <b>440</b> | <b>TOTAL LIABILITIES AND OWNERS' EQUITY</b>                           |       | <b>24,632,248,394</b> | <b>23,539,441,226</b> |


Phan Xuan Hong Linh  
Preparer

Do Vu Hai Ha  
Chief Accountant

Phan Ba Cuong  
Deputy General  
DirectorJuly 30<sup>th</sup>, 2026



# Hoang Anh Gia Lai Agricultural Joint Stock Company

B02-DN

## INTERIM SEPARATE INCOME STATEMENT Quarter II 2026

VND'000

| Code | ITEMS                                                        | Notes | Quarter II    |               | Accumulated from the beginning of the year to the end of this quarter |               |
|------|--------------------------------------------------------------|-------|---------------|---------------|-----------------------------------------------------------------------|---------------|
|      |                                                              |       | Current year  | Previous year | Current year                                                          | Previous year |
| 10   | 1. Net revenue from sale of goods and rendering of services  | 21.1  | 197,167,876   | 142,255,661   | 364,524,786                                                           | 266,036,882   |
| 11   | 2. Cost of goods sold                                        | 22    | (195,220,955) | (140,443,047) | (359,641,441)                                                         | (262,643,641) |
| 20   | 3. Gross profit from sale of goods and rendering of services |       | 1,946,921     | 1,812,614     | 4,883,345                                                             | 3,393,241     |
| 21   | 4. Finance income                                            | 21.2  | 241,275,794   | 283,624,941   | 398,945,723                                                           | 434,361,127   |
| 22   | 5. Finance expenses                                          | 23    | (218,696,514) | (192,683,619) | (416,033,867)                                                         | (381,700,754) |
| 23   | In which: Interest expenses                                  |       | (218,355,928) | (191,482,311) | (415,683,865)                                                         | (380,876,791) |
| 25   | 6. Selling expenses                                          | 24    | (327,399)     | (910,519)     | (1,383,746)                                                           | (1,606,459)   |
| 26   | 7. General and administrative expenses                       | 24    | (1,886,958)   | (2,686,560)   | (3,333,377)                                                           | (4,148,645)   |
| 30   | 8. Operating profit                                          |       | 22,311,843    | 89,156,857    | (16,921,923)                                                          | 50,298,510    |
| 31   | 9. Other income                                              | 25    | -             | 20,912,021    | 912                                                                   | 21,013,656    |
| 32   | 10. Other expenses                                           | 25    | (483,240)     | (13,125)      | (1,206,475)                                                           | (62,665)      |
| 40   | 11. Other profit                                             | 25    | (483,240)     | 20,898,896    | (1,205,563)                                                           | 20,950,991    |

# Hoang Anh Gia Lai Agricultural Joint Stock Company

B02-DN

## INTERIM SEPARATE INCOME STATEMENT (continued) Quarter II 2026

VND'000

| Code | ITEMS                            | Notes | Quarter II   |               | Accumulated from the beginning of the year to the end of this quarter |               |
|------|----------------------------------|-------|--------------|---------------|-----------------------------------------------------------------------|---------------|
|      |                                  |       | Current year | Previous year | Current year                                                          | Previous year |
| 50   | 12. Accounting profit before tax |       | 21,828,603   | 110,055,753   | (18,127,486)                                                          | 71,249,501    |
| 60   | 13. Net profit after tax         |       | 21,828,603   | 110,055,753   | (18,127,486)                                                          | 71,249,501    |



*[Signature]*

Do Vu Hai Ha  
Chief Accountant

Phan Xuan/Hong Linh  
Preparer

Phan Ba Cuong  
Deputy General Director

July 30<sup>th</sup>, 2026





INTERIM SEPARATE CASH FLOW STATEMENT  
Quarter II 2026

VND'000

| Code | ITEMS                                                                                                 | Notes | Accumulated from the beginning of the year to the end of this quarter |                      |
|------|-------------------------------------------------------------------------------------------------------|-------|-----------------------------------------------------------------------|----------------------|
|      |                                                                                                       |       | Current year                                                          | Previous year        |
|      | <b>I. CASH FLOW FROM OPERATING ACTIVITIES</b>                                                         |       |                                                                       |                      |
| 01   | <b>Earnings Before Tax</b>                                                                            |       | <b>(18,127,486)</b>                                                   | <b>71,249,501</b>    |
|      | <i>Adjustments for:</i>                                                                               |       |                                                                       |                      |
| 02   | Depreciation and amortisation                                                                         | 10,11 | 871,903                                                               | 494,811              |
| 03   | Provisions                                                                                            |       | (100,929)                                                             | (44,888,588)         |
| 04   | Foreign exchange gains arisen from revaluation of monetary accounts denominated in foreign currencies |       | (28,941,188)                                                          | (147,124,699)        |
| 05   | Profits from investing activities                                                                     |       | (369,993,548)                                                         | (285,417,759)        |
| 06   | Interest expenses                                                                                     | 23    | 415,683,865                                                           | 380,876,791          |
| 08   | <b>Profit from operating activities before changes in working capital</b>                             |       | <b>(607,383)</b>                                                      | <b>(24,809,943)</b>  |
| 09   | Increase in trade and other receivables                                                               |       | (530,088,815)                                                         | (294,233,702)        |
| 10   | Decrease in inventories                                                                               |       | (771,929)                                                             | 2,609,014            |
| 11   | Increase in payables                                                                                  |       | 259,019,855                                                           | 129,054,758          |
| 12   | Decrease/(increase) in prepayments                                                                    |       | 13,770                                                                | (8,817)              |
| 14   | Interest paid                                                                                         |       | (22,752,127)                                                          | (18,006,148)         |
| 17   | Other cash outflows for operating activities                                                          |       | (126,000)                                                             | (144,000)            |
| 20   | <b>Net cash flows used in operating activities</b>                                                    |       | <b>(295,312,629)</b>                                                  | <b>(205,538,838)</b> |
|      | <b>II. CASH FLOWS FROM INVESTING ACTIVITIES</b>                                                       |       |                                                                       |                      |
| 23   | Loans to other entities                                                                               |       | -                                                                     | (78,513,627)         |
| 27   | Interest income and dividend received                                                                 |       | 607                                                                   | 3,555                |
| 30   | <b>Net cash flows from investing activities</b>                                                       |       | <b>607</b>                                                            | <b>(78,510,072)</b>  |

INTERIM SEPARATE CASH FLOW STATEMENT (continued)  
Quarter II 2026

VND'000

| Code | ITEMS                                                 | Notes | Accumulated from the beginning of the year to the end of this quarter |                     |
|------|-------------------------------------------------------|-------|-----------------------------------------------------------------------|---------------------|
|      |                                                       |       | Current year                                                          | Previous year       |
|      | <b>III. CASH FLOWS FROM FINANCING ACTIVITIES</b>      |       |                                                                       |                     |
| 33   | Drawdown of loans                                     |       | 532,320,001                                                           | 537,158,627         |
| 34   | Repayment of loans                                    |       | (236,500,000)                                                         | (263,500,000)       |
| 40   | <b>Net cash flows from financing activities</b>       |       | <b>295,820,001</b>                                                    | <b>273,658,627</b>  |
| 50   | <b>Net (decrease) increase in cash for the period</b> |       | <b>507,979</b>                                                        | <b>(10,390,283)</b> |
| 60   | <b>Cash at beginning of year</b>                      | 4     | <b>551,964</b>                                                        | <b>13,058,472</b>   |
| 61   | Impact of exchange rate fluctuation                   |       | 163                                                                   | 1,256               |
| 70   | <b>Cash at the end of the period</b>                  | 4     | <b>1,060,106</b>                                                      | <b>2,669,445</b>    |


Phan Xuan Hong Linh  
PreparerJuly 30<sup>th</sup>, 2026

Do Vu Hai Ha  
Chief AccountantPhan Ba Cuong  
Deputy General Director

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS  
Quarter II 2026

**1. CORPORATE INFORMATION**

Hoang Anh Gia Lai Agricultural Joint Stock Company ("the Company") is a joint stock company incorporated under the Law on Enterprises of Vietnam pursuant to Enterprises Registration Certificate ("ERC") No. 5900712753 issued by the Department of Planning and Investment of Gia Lai Province (currently known as Department of Finance of Gia Lai Province) on 26 May 2010 and other twenty one (21) amended ERCs.

The Company's shares are traded on UPCOM in accordance with Decision No. 4111/TB-SGDHN and Decision No. 974-SGDHN dated 10 September 2024 issued by HNX.

The current period principal activities of the Company are rubber latex, fertilizers and agricultural supplies trading.

The company's registered head office is located at No. 15 Truong Chinh Street, Pleiku Ward, Gia Lai Province, Viet Nam.

As at 30 June 2026, the Company has five (5) direct subsidiaries, two (2) indirect subsidiaries and one (1) associate. Details are as follows:

| <i>Names of subsidiaries</i>                                                           | <i>Location</i>       | <i>Status of operation</i> | <i>Holding interest and voting rights (%)</i> |
|----------------------------------------------------------------------------------------|-----------------------|----------------------------|-----------------------------------------------|
| (1) Hoang Anh - Quang Minh Rubber Industrial and Agricultural Co., Ltd. ("HAQM Laos")  | Sekong, Laos          | Operating                  | 100.00                                        |
| (2) Hoang Anh Attapeu Agriculture Development Co., Ltd ("Hoang Anh Attapeu")           | Attapeu, Laos         | Operating                  | 100.00                                        |
| (3) Hoang Anh Rattanakiri Co., Ltd ("Hoang Anh Rattanakiri")                           | Rattanakiri, Cambodia | Operating                  | 100.00                                        |
| (4) Heng Brothers Co., Ltd ("Heng Brothers")                                           | Rattanakiri, Cambodia | Operating                  | 100.00                                        |
| (5) CRD Co., Ltd ("CRD")                                                               | Rattanakiri, Cambodia | Operating                  | 100.00                                        |
| (6) Hoang Anh Oyadav One Member Co., Ltd ("Hoang Anh Oyadav")                          | Rattanakiri, Cambodia | Operating                  | 100.00                                        |
| (7) Southern Laos Agricultural Investment and Business Production Co., Ltd ("Nam Lao") | Attapeu, Laos         | Pre-Operating (i)          | 100.00                                        |

(i) Pre-operational status is the status of subsidiary that in the basic construction investment stage and has not yet commenced its main business activities as at 30 June 2026.



NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
Quarter II 2026**2. BASIS OF FINANCIAL STATEMENT PREPARATION****2.1 *Applied accounting standards and system***

The separate financial statements of the Company, expressed in thousands of Vietnam Dong ("VND'000"), are prepared in accordance with the Vietnamese Enterprise Accounting Regime issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 and Vietnamese Accounting Standards issued by the Ministry of Finance, including:

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

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

The separate financial statements for Quarter II 2026 are prepared for the accounting period from 1 January 2026 to 30 June 2026.

**2.4 *Accounting currency***

The Company has adopted VND as its accounting currency. The separate financial statements are prepared in VND'000.



NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
Quarter II 2026**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES****3.1 Cash**

Cash comprises cash on hand and cash in banks.

**3.2 Receivables**

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

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 into the general and administrative expenses in the interim separate income statements. When bad debts are determined as unrecoverable and the accountant writes off those bad debts, the differences between the provision for doubtful receivables previously made and historical cost of receivables are included in the interim separate income statement.

**3.3 Inventories**

Inventories are stated at the lower of cost incurred in bringing each product to its present location and condition, and net realizable value.

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

The perpetual method is used to record inventories, which are valued 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 direct materials and labour plus attributable overheads based on the normal level of activities. |

***Provision for obsolete inventories***

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

Increases and decreases to the provision balance are recorded into the cost of goods sold in the interim separate income statement.

**3.4 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)****3.5 Intangible assets**

Intangible assets are stated at cost less accumulated amortisation.

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

*Computer software*

Computer software that is not an integral part of the hardware is recognized as an intangible fixed asset and is amortized over its estimated useful life.

**3.6 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               | 4 - 25 years |
| Machinery and equipment                | 3 - 15 years |
| Vehicles and transportation equipment. | 2 - 10 years |
| Office equipment                       | 4 - 5 years  |
| Computer software                      | 5 - 8 years  |

Land use right with indefinite term is not amortised.

**3.7 Borrowing costs**

Borrowing costs consist of interest and other costs that the Company incurs in connection with the borrowing of funds and are recorded as expenses during the period in which they are incurred.

**3.8 Prepaid expenses**

Prepaid expenses are reported as short-term or long-term prepaid expenses on the interim separate balance sheet. Prepaid expenses are amortised over the period for which the amounts are paid or the period in which economic benefits are generated in relation to these expenses.

**3.9 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 an associate*

Investment in an associate over which the Company has significant influence is carried at cost.

Distributions from accumulated net profits of the associate arising subsequent to the date of acquisition by the Company 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.



NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
Quarter II 2026**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****3.9 Investments (continued)***Investment in another entity*

Investment in another entity is stated at their acquisition costs.

*Provision for diminution in value of investments*

Provision of the investment is made when there are reliable evidences of the diminution in value of those investments at the interim balance sheet date. Increases and decreases to the provision balance are recorded as finance expense in the interim separate income statement.

**3.10 Payables and accruals**

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

**3.11 Foreign currency transactions**

Transactions in currencies other than the Company's reporting currency of VND are recorded at the actual transaction exchange rates at transaction dates which are determined as follows:

- ▶ Transactions resulting in receivables are recorded at the buying exchange rates of the commercial banks designated for collection;
- ▶ Transactions resulting in liabilities are recorded at the selling exchange rates of the transaction of commercial banks designated for payment; and
- ▶ Transactions for purchasing assets or expenses paid immediately in foreign currency (not through payable accounts) are recorded at the buying exchange rates of the commercial banks where the enterprise makes the payment.

At the end of the period, monetary balances denominated in foreign currencies are translated at the actual transaction exchange rates which are determined as follows: Assets and liabilities are translated into Vietnam Dong (VND) at the average of the buying and selling transfer exchange rates of the commercial bank where the Company regularly conducts its transactions.

All actual exchange rate differences arising during the period and differences from the revaluation of foreign currency-denominated monetary balances at the period-end are accounted for in the interim separate operating results.

**3.12 Appropriation of net profits**

Net profit after corporate income tax is available for appropriation to shareholders after the Board of Directors' recommendation and approval in the Shareholder's Meeting, and after making appropriation to reserve funds in accordance with the Company's Charter and Vietnam's regulatory requirements.

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.



NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
Quarter II 2026**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****3.13 Revenue recognition***Interest*

Interest is recognised as the interest accrues (taking into account the effective yield on the asset) unless collectability is in doubt.

*Dividend*

Dividend is recognised when the Company's entitlement as an investor to receive the dividend is established.

**3.14 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 interim 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 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 interim balance sheet date between the tax base of assets and liabilities and their carrying amount for interim separate financial statements 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 temporarily differences associated with investments in subsidiaries and associate, and interests in joint ventures 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 (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 temporarily differences associated with investments in subsidiaries, associate, and interests in joint ventures; 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)****3.14 Taxation (continued)**

The carrying amount of deferred tax assets is reviewed at each interim balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilised. Previously unrecognised deferred tax assets are re-assessed at each interim 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 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 interim 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 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 or when the Company intends either settle current tax liabilities and assets on a net basis or to realise 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.

**3.15 Related parties**

Parties are considered to be related parties of the Company 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 can be enterprises or individuals, including their close family members.

**4. CASH**

|               | 30 June<br>2026  | VND'000<br>31 December<br>2025 |
|---------------|------------------|--------------------------------|
| Cash in banks | 1,060,106        | 551,964                        |
| <b>TOTAL</b>  | <b>1,060,106</b> | <b>551,964</b>                 |

**5. SHORT-TERM TRADE RECEIVABLES**

|                                                  | 30 June<br>2026      | VND'000<br>31 December<br>2025 |
|--------------------------------------------------|----------------------|--------------------------------|
| Trade receivables from related parties (Note 27) | 2,977,711,685        | 2,645,701,480                  |
| Trade receivables from third parties             | 162,172              | 203,990                        |
| - Others                                         | 162,172              | 203,990                        |
| <b>TOTAL</b>                                     | <b>2,977,873,857</b> | <b>2,645,905,470</b>           |
| Provision for doubtful receivables               | (224,022)            | (224,022)                      |
| <b>NET</b>                                       | <b>2,977,649,835</b> | <b>2,645,681,448</b>           |



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

## 6. SHORT-TERM ADVANCE TO SUPPLIERS

|                                              | 30 June<br>2026      | VND'000<br>31 December<br>2025 |
|----------------------------------------------|----------------------|--------------------------------|
| Advance to related parties (Note 27)         | 1,557,980,334        | 1,428,522,620                  |
| Advance to third parties                     | -                    | 3,000,000                      |
| - Song Tran Production and Trading Co., Ltd. | -                    | -                              |
| - Others                                     | -                    | 3,000,000                      |
| <b>TOTAL</b>                                 | <b>1,557,980,334</b> | <b>1,431,522,620</b>           |

## 7. HELD-TO-MATURITY INVESTMENTS

|                                                               | 30 June<br>2026       | VND'000<br>31 December<br>2025 |
|---------------------------------------------------------------|-----------------------|--------------------------------|
| <b>Short-term</b>                                             | <b>6,868,804,444</b>  | <b>6,868,804,444</b>           |
| Held-to-maturity investments in related parties (Note 27)     | 6,868,804,444         | 6,868,804,444                  |
| <b>Long-term</b>                                              | <b>3,707,535,918</b>  | <b>3,698,196,849</b>           |
| Held-to-maturity investments in related parties (Note 27)     | 1,593,064,453         | 1,590,401,985                  |
| Held-to-maturity investments in Lao Government securities (*) | 2,114,471,465         | 2,107,794,864                  |
| <b>TOTAL</b>                                                  | <b>10,576,340,362</b> | <b>10,567,001,293</b>          |

(\*) This represented non-bearing interest loans granted to the Laos Government in order to finance the construction of Nongkhang International Airport in Huaphan Province and Attapeu International Airport in Attapeu Province, Lao People's Democratic Republic. These loan receivables shall be offset against the future tax obligations and other payables that the Company and its subsidiaries owed to the Laos Government or paid by cash.

## 8. OTHER RECEIVABLES

|                                                       | 30 June<br>2026      | VND'000<br>31 December<br>2025 |
|-------------------------------------------------------|----------------------|--------------------------------|
| <b>Short-term</b>                                     | <b>4,334,953,369</b> | <b>3,776,667,179</b>           |
| Offsetting receivables from related parties (Note 27) | 4,333,188,999        | 3,776,262,811                  |
| Others                                                | 1,764,370            | 404,368                        |
| <b>Long-term</b>                                      | <b>1,935,977,001</b> | <b>1,888,959,326</b>           |
| Other receivables from a related party (Note 27)      | 1,935,977,001        | 1,888,959,326                  |
| <b>TOTAL</b>                                          | <b>6,270,930,370</b> | <b>5,665,626,505</b>           |

## 9. INVENTORIES

|                                    | 30 June<br>2026   | VND'000<br>31 December<br>2025 |
|------------------------------------|-------------------|--------------------------------|
| Merchandise                        | 28,262,521        | 22,777,609                     |
| Goods in transit                   | -                 | 5,447,383                      |
| Work in Progress                   | 734,400           | -                              |
| <b>TOTAL</b>                       | <b>28,996,921</b> | <b>28,224,992</b>              |
| Provision for obsolete inventories | (10,353,132)      | (10,353,132)                   |
| <b>NET</b>                         | <b>18,643,789</b> | <b>17,871,860</b>              |



# Hoang Anh Gia Lai Agricultural Joint Stock Company

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

## 10. TANGIBLE FIXED ASSETS

|                                 | Means of<br>transportation | Office equipment | Machinery and<br>equipment | Total       |
|---------------------------------|----------------------------|------------------|----------------------------|-------------|
|                                 |                            |                  |                            | VND'000     |
| <b>Cost</b>                     |                            |                  |                            |             |
| As at 31 December 2025          | 9,941,178                  | 2,966,173        | 310,655                    | 13,218,006  |
| As at 30 June 2026              | 9,941,178                  | 2,966,173        | 310,655                    | 13,218,006  |
| <b>Accumulated depreciation</b> |                            |                  |                            |             |
| As at 31 December 2025          | (5,878,585)                | (2,963,092)      | (310,655)                  | (9,152,332) |
| Depreciation for the period     | (495,072)                  | (3,081)          | -                          | (498,153)   |
| As at 30 June 2026              | (6,373,657)                | (2,966,173)      | (310,655)                  | (9,650,485) |
| <b>Net carrying amount</b>      |                            |                  |                            |             |
| As at 31 December 2025          | 4,062,593                  | 3,081            | -                          | 4,065,674   |
| As at 30 June 2026              | 3,567,521                  | -                | -                          | 3,567,521   |

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

## 11. INTANGIBLE ASSETS

VND'000

Computer software

**Cost**

|                        |           |
|------------------------|-----------|
| As at 31 December 2025 | 5,980,000 |
| As at 30 June 2026     | 5,980,000 |

**Accumulated depreciation**

|                             |             |
|-----------------------------|-------------|
| As at 31 December 2025      | (4,235,833) |
| Amortisation for the period | (373,750)   |
| As at 30 June 2026          | (4,609,583) |

**Net carrying amount**

|                        |           |
|------------------------|-----------|
| As at 31 December 2025 | 1,744,167 |
| As at 30 June 2026     | 1,370,417 |

## 12. LONG-TERM INVESTMENTS

VND'000

|                                              | 30 June 2026         |                        | 31 December 2025     |                        |
|----------------------------------------------|----------------------|------------------------|----------------------|------------------------|
|                                              | Cost                 | Provision              | Cost                 | Provision              |
| Investments in subsidiaries<br>(Note 12.1)   | 4,954,817,803        | (2,150,295,493)        | 4,954,817,803        | (2,150,295,493)        |
| Investments in associate<br>(Note 12.2)      | 286,004,636          | -                      | 286,004,636          | -                      |
| Investments in another entity<br>(Note 12.3) | 2,594,610            | (2,594,610)            | 2,594,610            | (2,594,610)            |
| Held-to-maturity investments<br>(Note 7)     | 3,707,535,918        | -                      | 3,698,196,849        | -                      |
| <b>TOTAL</b>                                 | <b>8,950,952,967</b> | <b>(2,152,890,103)</b> | <b>8,941,613,898</b> | <b>(2,152,890,103)</b> |

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

**12. LONG-TERM INVESTMENTS (continued)**

**12.1 Investments in subsidiaries**

Details of investments in the subsidiaries are as follows:

| Name of subsidiaries  | Business activities                                                            | 30 June 2026                 |                      |                        | 31 December 2025             |                      |                        |
|-----------------------|--------------------------------------------------------------------------------|------------------------------|----------------------|------------------------|------------------------------|----------------------|------------------------|
|                       |                                                                                | Holding<br>and voting<br>(%) | Cost<br>VND'000      | Provision<br>VND'000   | Holding<br>and voting<br>(%) | Cost<br>VND'000      | Provision<br>VND'000   |
| Hoang Anh Attapeu     | Industrial and<br>agricultural plantation,<br>cow breeding and<br>construction | 100,00                       | 2,101,029,560        | (2,101,029,560)        | 100.00                       | 2,101,029,560        | (2,101,029,560)        |
| HAQM Laos             | Industrial and<br>agricultural plantation                                      | 100,00                       | 1,081,159,132        | -                      | 100.00                       | 1,081,159,132        | -                      |
| Hoang Anh Rattanakiri | Industrial and<br>agricultural plantation                                      | 100,00                       | 943,987,719          | -                      | 100.00                       | 943,987,719          | -                      |
| Hoang Anh Oyadav      | Industrial and<br>agricultural plantation                                      | 100,00                       | 828,641,392          | (49,265,933)           | 100.00                       | 828,641,392          | (49,265,933)           |
| <b>TOTAL</b>          |                                                                                |                              | <b>4,954,817,803</b> | <b>(2,150,295,493)</b> |                              | <b>4,954,817,803</b> | <b>(2,150,295,493)</b> |



NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
Quarter II 2026**12. LONG-TERM INVESTMENTS (continued)****12.2 Investments in associate**

| Name                                             | Business activity                                   | 30 June 2026           |              | 31 December 2025       |              |
|--------------------------------------------------|-----------------------------------------------------|------------------------|--------------|------------------------|--------------|
|                                                  |                                                     | Holding and voting (%) | Cost VND'000 | Holding and voting (%) | Cost VND'000 |
| Bidiphar Rubber Joint Stock Company ("Bidiphar") | Planting, exploiting and processing rubber products | 49.14                  | 286,004,636  | 49.14                  | 286,004,636  |

**12.3 Investments in another entity**

| Name                                                        | Business activity | 30 June 2026           |              |                   | 31 December 2025       |              |                   |
|-------------------------------------------------------------|-------------------|------------------------|--------------|-------------------|------------------------|--------------|-------------------|
|                                                             |                   | Holding and voting (%) | Cost VND'000 | Provision VND'000 | Holding and voting (%) | Cost VND'000 | Provision VND'000 |
| Canh Dong Vang Agriculture and Forestry Joint Stock Company | Trading fruits    | 15.00                  | 2,594,610    | (2,594,610)       | 15.00                  | 2,594,610    | (2,594,610)       |

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
Quarter II 2026**13. LONG-TERM PREPAID EXPENSES**

|                    | 30 June<br>2026 | VND'000<br>31 December<br>2025 |
|--------------------|-----------------|--------------------------------|
| Tools and supplies | 26,001          | 39,771                         |
| <b>TOTAL</b>       | <b>26,001</b>   | <b>39,771</b>                  |

**14. PAYABLE ACCOUNTS**

|                                             | 30 June<br>2026    | VND'000<br>31 December<br>2025 |
|---------------------------------------------|--------------------|--------------------------------|
| <b>Short-term</b>                           | <b>139,888,813</b> | <b>132,334,491</b>             |
| Trade payables to related parties (Note 27) | 132,212,246        | 126,555,448                    |
| Trade payables to third parties             | 7,676,567          | 5,779,043                      |
| <b>Long-term</b>                            | <b>430,876,918</b> | <b>430,876,918</b>             |
| Trade payables to related parties (Note 27) | 430,876,918        | 430,876,918                    |
| <b>TOTAL</b>                                | <b>570,765,731</b> | <b>563,211,409</b>             |

**15. SHORT-TERM ADVANCES FROM CUSTOMERS**

|                                         | 30 June<br>2026    | VND'000<br>31 December<br>2025 |
|-----------------------------------------|--------------------|--------------------------------|
| Advances from a related party (Note 27) | 689,579,583        | 440,043,118                    |
| <b>TOTAL</b>                            | <b>689,579,583</b> | <b>440,043,118</b>             |

**16. TAX AND OTHER RECEIVABLES/ PAYABLES FROM THE STATE**

|                                                 | 30 June<br>2026    | VND'000<br>31 December<br>2025 |
|-------------------------------------------------|--------------------|--------------------------------|
| <b>Tax and other receivables from the State</b> |                    |                                |
| Value added tax                                 | 133,748,490        | 114,523,147                    |
| Corporate income tax (Note 26)                  | 285,831            | 285,831                        |
| Others tax                                      | 17,463             | 285,831                        |
| <b>TOTAL</b>                                    | <b>134,051,784</b> | <b>114,808,978</b>             |
| <b>Tax and other payables from the State</b>    |                    |                                |
| Personal income tax                             | 122,906            | 156,007                        |
| <b>TOTAL</b>                                    | <b>122,906</b>     | <b>156,007</b>                 |

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
Quarter II 2026**17. SHORT-TERM ACCRUED EXPENSES**

|                                                             | 30 June<br>2026      | VND'000<br>31 December<br>2025 |
|-------------------------------------------------------------|----------------------|--------------------------------|
| Interest expenses                                           | 2,236,685,915        | 1,843,754,176                  |
| Operating expenses                                          | 26,829,252           | 27,529,206                     |
|                                                             | <b>2,263,515,167</b> | <b>1,871,283,382</b>           |
| <i>In which:</i>                                            |                      |                                |
| Short-term accrued expenses to related parties<br>(Note 27) | 2,231,794,912        | 1,843,202,157                  |
| Others                                                      | 31,720,255           | 28,081,225                     |

**18. OTHER PAYABLES**

|                                          | 30 June<br>2026    | VND'000<br>31 December<br>2025 |
|------------------------------------------|--------------------|--------------------------------|
| <b>Short-term</b>                        | <b>172,880,310</b> | <b>170,396,570</b>             |
| Payables to related parties<br>(Note 27) | 162,241,970        | 162,625,965                    |
| Other payables                           | 10,638,340         | 7,770,605                      |
| <b>Long-term</b>                         | <b>32,598,358</b>  | <b>32,711,211</b>              |
| Payables to related parties<br>(Note 27) | 32,598,358         | 32,711,211                     |
| <b>TOTAL</b>                             | <b>205,478,668</b> | <b>203,107,781</b>             |

**19. LOANS**

|                                                                        | 30 June<br>2026       | VND'000<br>31 December<br>2025 |
|------------------------------------------------------------------------|-----------------------|--------------------------------|
| <b>Short-term</b>                                                      | <b>9,564,874,588</b>  | <b>9,564,874,588</b>           |
| Current portion of long-term loans from a related party<br>(Note 19.1) | 5,132,714,070         | 5,132,714,070                  |
| Short-term loans from a related party<br>(Note 19.2)                   | 3,932,160,518         | 3,932,160,518                  |
| Short-term bank loan<br>(Note 19.3)                                    | 500,000,000           | 500,000,000                    |
| <b>Long-term</b>                                                       | <b>584,961,223</b>    | <b>512,573,527</b>             |
| Long-term loans from a related party<br>(Note 19.1)                    | 584,961,223           | 512,573,527                    |
| <b>TOTAL</b>                                                           | <b>10,149,835,811</b> | <b>10,077,448,115</b>          |



NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
Quarter II 2026**19. LOANS (continued)****19.1 Long-term loan from a related party**

|                                                                           | 30 June<br>2026      | VND'000<br>31 December<br>2025 |
|---------------------------------------------------------------------------|----------------------|--------------------------------|
| Truong Hai Agriculture Joint Stock Company<br>("THACO AGRI")              | 5,717,675,293        | 5,645,287,597                  |
| <b>TOTAL</b>                                                              | <b>5,717,675,293</b> | <b>5,645,287,597</b>           |
| <i>In which:</i>                                                          |                      |                                |
| Long-term loan from a related party                                       | 584,961,223          | 512,573,527                    |
| Current portion of long-term loan from a<br>related party within one year | 5,132,714,070        | 5,132,714,070                  |

**19.2 Short-term loans from a related party**

|              | 30 June<br>2026      | VND'000<br>31 December<br>2025 |
|--------------|----------------------|--------------------------------|
| THACO AGRI   | 3,932,160,518        | 3,932,160,518                  |
| <b>TOTAL</b> | <b>3,932,160,518</b> | <b>3,932,160,518</b>           |

**19.3 Short-term loan from a bank**

|                                                           | 30 June<br>2026    | VND'000<br>31 December<br>2025 |
|-----------------------------------------------------------|--------------------|--------------------------------|
| Tien Phong Commercial Joint Stock Bank<br>- Ha Noi Branch | 500,000,000        | 500,000,000                    |
| <b>TOTAL</b>                                              | <b>500,000,000</b> | <b>500,000,000</b>             |

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

**20. OWNERS' EQUITY (continued)**

**20.1 Increase and decrease in owner's equity**

|                           | Share capital         | Share Premium        | Accumulated losses     | Total                 |
|---------------------------|-----------------------|----------------------|------------------------|-----------------------|
|                           | VND'000               |                      |                        |                       |
| <b>Previous year</b>      |                       |                      |                        |                       |
| As at 1 January 2026      | 11,085,538,950        | 1,170,127,000        | (946,358,119)          | 11,309,307,831        |
| Net loss for the year     | -                     | -                    | 71,249,501             | 71,249,501            |
| <b>As at 30 June 2025</b> | <b>11,085,538,950</b> | <b>1,170,127,000</b> | <b>(875,108,618)</b>   | <b>11,380,557,332</b> |
| <b>Current year</b>       |                       |                      |                        |                       |
| As at 1 January 2026      | 11,085,538,950        | 1,170,127,000        | (1,872,617,536)        | 10,383,048,414        |
| Net loss for the year     | -                     | -                    | (18,127,486)           | (18,127,486)          |
| <b>As at 30 June 2026</b> | <b>11,085,538,950</b> | <b>1,170,127,000</b> | <b>(1,890,745,022)</b> | <b>10,364,920,928</b> |

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
Quarter II 2026**20. OWNERS' EQUITY (continued)****20.2 Shares**

|                                   | 30 June<br>2026 | 31 December<br>2025 |
|-----------------------------------|-----------------|---------------------|
| Shares authorised to be issued    | 1,108,553,895   | 1,108,553,895       |
| Shares issued and fully paid      | 1,108,553,895   | 1,108,553,895       |
| <i>Ordinary shares</i>            | 1,108,553,895   | 1,108,553,895       |
| Outstanding shares                | 1,108,553,895   | 1,108,553,895       |
| <i>Ordinary shares</i>            | 1,108,553,895   | 1,108,553,895       |
| <i>In which:</i>                  |                 |                     |
| <i>Freely transferable shares</i> | 1,108,553,895   | 1,108,553,895       |

The Company's ordinary shares are issued with par value of VND 10,000 per share. The holders of 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**21. REVENUE****21.1 Revenue from sale of goods and rendering services**

|                                   | Quarter II         |                    | Accumulated from the beginning of the year to the end of this quarter |                    |
|-----------------------------------|--------------------|--------------------|-----------------------------------------------------------------------|--------------------|
|                                   | Current year       | Previous year      | Current year                                                          | Previous year      |
| <b>Net revenue</b>                | <b>197,167,876</b> | <b>142,255,661</b> | <b>364,524,786</b>                                                    | <b>266,036,882</b> |
| <i>In which:</i>                  |                    |                    |                                                                       |                    |
| Revenue from sale of goods        | 185,181,544        | 118,367,361        | 317,142,444                                                           | 225,016,082        |
| Revenue from sale of rubber latex | 10,266,140         | 23,772,500         | 41,998,255                                                            | 40,905,000         |
| Revenue from rendering services   | 1,720,192          | 115,800            | 5,384,087                                                             | 115,800            |

VND'000

**21.2 Finance income**

|                                   | Quarter II         |                    | Accumulated from the beginning of the year to the end of this quarter |                    |
|-----------------------------------|--------------------|--------------------|-----------------------------------------------------------------------|--------------------|
|                                   | Current year       | Previous year      | Current year                                                          | Previous year      |
| Interest income                   | 226,890,503        | 144,226,678        | 369,992,941                                                           | 285,332,386        |
| Unrealized foreign exchange gains | 14,384,905         | 139,397,468        | 28,952,175                                                            | 149,025,186        |
| Bank interest                     | 386                | 795                | 607                                                                   | 3,555              |
| <b>TOTAL</b>                      | <b>241,275,794</b> | <b>283,624,941</b> | <b>398,945,723</b>                                                    | <b>434,361,127</b> |

VND'000

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

## 22. COST OF GOODS SOLD AND SERVICES RENDERED

|                           | Quarter II         |                    | VND'000                                                               |                    |
|---------------------------|--------------------|--------------------|-----------------------------------------------------------------------|--------------------|
|                           | Current year       | Previous year      | Accumulated from the beginning of the year to the end of this quarter | Previous year      |
| Cost of goods sold        | 183,761,080        | 117,760,652        | 314,635,400                                                           | 223,579,927        |
| Cost of rubber latex sold | 9,813,199          | 22,608,610         | 39,806,378                                                            | 38,989,929         |
| Cost of services rendered | 1,646,676          | 73,785             | 5,199,663                                                             | 73,785             |
| <b>TOTAL</b>              | <b>195,220,955</b> | <b>140,443,047</b> | <b>359,641,441</b>                                                    | <b>262,643,641</b> |

## 23. FINANCE EXPENSES

|                                      | Quarter II         |                    | VND'000                                                               |                    |
|--------------------------------------|--------------------|--------------------|-----------------------------------------------------------------------|--------------------|
|                                      | Current year       | Previous year      | Accumulated from the beginning of the year to the end of this quarter | Previous year      |
| Interest expenses                    | 218,355,928        | 191,482,311        | 415,683,865                                                           | 380,876,791        |
| Realized foreign exchange losses     | -                  | 649,196            | -                                                                     | 715,272            |
| Reversal of other financial expenses | -                  | 670,272            | -                                                                     | -                  |
| Others                               | 340,586            | (118,160)          | 350,002                                                               | 108,691            |
| <b>TOTAL</b>                         | <b>218,696,514</b> | <b>192,683,619</b> | <b>416,033,867</b>                                                    | <b>381,700,754</b> |

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

## 24. SELLING AND GENERAL AND ADMINISTRATIVE EXPENSES

|                                            | Quarter II       |                  | VND'000                                                               |
|--------------------------------------------|------------------|------------------|-----------------------------------------------------------------------|
|                                            | Current year     | Previous year    | Accumulated from the beginning of the year to the end of this quarter |
| <b>Selling expenses</b>                    | <b>327,399</b>   | <b>910,519</b>   | <b>1,606,459</b>                                                      |
| External service expenses                  | 189,435          | 652,487          | 1,067,777                                                             |
| Labour costs                               | 137,964          | 258,032          | 521,882                                                               |
| Others                                     | -                | -                | 16,800                                                                |
| <b>General and administrative expenses</b> | <b>1,886,958</b> | <b>2,686,560</b> | <b>4,148,645</b>                                                      |
| Labour costs                               | 853,742          | 949,929          | 2,066,359                                                             |
| Depreciation and amortisation expenses     | 215,082          | 915,771          | 915,771                                                               |
| External service expenses                  | 919,063          | 209,494          | 419,152                                                               |
| Others                                     | (100,929)        | 611,366          | 747,363                                                               |
| <b>TOTAL</b>                               | <b>2,214,357</b> | <b>3,597,079</b> | <b>5,755,104</b>                                                      |

## 25. OTHER INCOME AND EXPENSES

|                                     | Quarter II       |                   | VND'000                                                               |
|-------------------------------------|------------------|-------------------|-----------------------------------------------------------------------|
|                                     | Current year     | Previous year     | Accumulated from the beginning of the year to the end of this quarter |
| <b>Other income</b>                 | <b>-</b>         | <b>20,912,021</b> | <b>21,013,656</b>                                                     |
| Others                              | -                | 20,912,021        | 20,931,838                                                            |
| Profit from disposal of assets      | -                | -                 | 81,818                                                                |
| <b>Other expenses</b>               | <b>483,240</b>   | <b>13,125</b>     | <b>62,665</b>                                                         |
| Depreciation of discontinued assets | 4,540            | 4,538             | 9,078                                                                 |
| Penalties                           | -                | -                 | 45,000                                                                |
| Others                              | 478,700          | 8,587             | 8,587                                                                 |
| <b>Other income</b>                 | <b>(483,240)</b> | <b>20,898,896</b> | <b>20,950,991</b>                                                     |



NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
Quarter II 2026**26. CORPORATE INCOME TAX**

The Corporate income tax rate ("CIT") applicable to the company is 20% of taxable profit.

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

*Current corporate income tax*

Current CIT payable is determined based on the taxable income of the current period. Taxable income differs from the income reported in the interim separate income statements because it excludes items of income and expense that are taxable or deductible in other periods and it further excludes items that are not taxable or deductible. The company's current CIT payable is calculated using the tax rates that have been enacted by the end of the period.

The CIT expenses for the period are calculated as follows:

|                                                                      | <i>For the three-month<br/>period ended<br/>30 June 2026</i> | <i>VND'000<br/>For the three-month<br/>period ended<br/>30 June 2025</i> |
|----------------------------------------------------------------------|--------------------------------------------------------------|--------------------------------------------------------------------------|
| <b>Accounting profit before tax</b>                                  | <b>(18,127,486)</b>                                          | <b>71,249,501</b>                                                        |
| Non-deductible interest expense related to Decree No. 132/2020/ND-CP | 36,798,227                                                   | 51,639,532                                                               |
| Non-deductible expenses                                              | 1,670,271                                                    | 1,184,152                                                                |
| Foreign exchange differences                                         | (27,722,925)                                                 | (150,531,740)                                                            |
| <b>Estimated tax loss</b>                                            | <b>(7,381,913)</b>                                           | <b>(26,458,555)</b>                                                      |
| Tax loss carried forward to future periods                           | (25,509,399)                                                 | (26,458,555)                                                             |
| CIT over-paid at the beginning of the year                           | (285,831)                                                    | (285,831)                                                                |
| <b>CIT over-paid at the end of the period<br/>(Note 16)</b>          | <b>(285,831)</b>                                             | <b>(285,831)</b>                                                         |

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
Quarter II 2026**27. TRANSACTIONS WITH RELATED PARTIES**

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

|                                                     |                                                    |                      | VND'000       |
|-----------------------------------------------------|----------------------------------------------------|----------------------|---------------|
| <i>Related parties</i>                              | <i>Relationship</i>                                | <i>Transactions</i>  | <i>Amount</i> |
| THACO AGRI                                          | Company with the same members of BOD               | Loans                | 521,900,000   |
|                                                     |                                                    | Interest expenses    | 200,693,519   |
|                                                     |                                                    | Purchase of goods    | 192,671,399   |
|                                                     |                                                    | Sale of goods        | 10,266,140    |
|                                                     |                                                    | Purchase of services | 330,000       |
| Southern Laos                                       | Subsidiary                                         | Sale of goods        | 185,002,031   |
|                                                     |                                                    | Lending of goods     | 34,936,168    |
|                                                     |                                                    | Purchase of goods    | 3,439,709     |
|                                                     |                                                    | Sales of services    | 1,390,193     |
|                                                     |                                                    | Interest income      | 367,047       |
| Hoang Anh Attapeu                                   | Subsidiary                                         | Interest income      | 157,759,249   |
|                                                     |                                                    | Purchase of goods    | 6,373,490     |
| Hoang Anh Rattanakiri                               | Subsidiary                                         | Interest income      | 24,781,565    |
| Hoang Anh Oyadav                                    | Subsidiary                                         | Interest income      | 24,769,233    |
| THACO AUTO Gia Lai Co., Ltd.                        | Subsidiary of company with the same members of BOD | Purchase of goods    | 21,944,444    |
| HAQM Laos                                           | Subsidiary                                         | Interest income      | 19,213,420    |
| THACO AUTO Distribution Co., Ltd.                   | Subsidiary of company with the same members of BOD | Purchase of goods    | 12,464,815    |
| Thilogi Indochina Freight Transit Co., Ltd.         | Subsidiary of company with the same members of BOD | Purchase of services | 189,433       |
| THISKYHALL Convention and Wedding Center Co., Ltd.  | Subsidiary of company with the same members of BOD | Purchase of services | 128,625       |
| Truong Hai Group Corporation                        | Company with the same members of BOD               | Purchase of goods    | 24,665        |
| Thiso Retail Co., Ltd.                              | Subsidiary of company with the same members of BOD | Purchase of goods    | 23,270        |
| Truong Hai Planning Design & Construction Co., Ltd. | Subsidiary of company with the same members of BOD | Purchase of services | 11,411        |



NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
Quarter II 2026**27. TRANSACTIONS WITH RELATED PARTIES (continued)**

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

|                                                                            |                                                    |                                         | VND'000                     |
|----------------------------------------------------------------------------|----------------------------------------------------|-----------------------------------------|-----------------------------|
| <i>Related parties</i>                                                     | <i>Relationship</i>                                | <i>Transactions</i>                     | <i>Amounts</i>              |
| <b>Short-term trade receivables (Note 5)</b>                               |                                                    |                                         |                             |
| Hoang Anh Attapeu                                                          | Subsidiary                                         | Sale of goods and rendering of services | 2,241,917,806               |
| Southern Laos                                                              | Subsidiary                                         | Sale of goods and rendering of services | 632,929,238                 |
| HAQM Laos                                                                  | Subsidiary                                         | Sale of goods and rendering of services | 50,362,122                  |
| Hoang Anh Oyadav                                                           | Subsidiary                                         | Sale of goods and rendering of services | 39,901,801                  |
| CRD                                                                        | Subsidiary                                         | Sale of goods                           | 12,517,198                  |
| TRUNG NGUYEN COW LIVESTOCK CO., LTD                                        | Subsidiary of company with the same members of BOD |                                         | 83,520                      |
|                                                                            |                                                    | Sale of goods                           |                             |
| <b>TOTAL</b>                                                               |                                                    |                                         | <b><u>2,977,711,685</u></b> |
| <b>Short-term advances to suppliers (Note 6)</b>                           |                                                    |                                         |                             |
| Hoang Anh Attapeu                                                          | Subsidiary                                         | Purchase of goods                       | 809,361,164                 |
| HAQM Laos                                                                  | Subsidiary                                         | Purchase of goods                       | 632,672,559                 |
| THACO AGRI                                                                 | Company with the same members of BOD               | Purchase of goods                       | 106.576.741                 |
| Southern Laos                                                              | Subsidiary                                         | Purchase of goods                       | 9.369.870                   |
| <b>TOTAL</b>                                                               |                                                    |                                         | <b><u>1.557.980.334</u></b> |
| <b>Held-to-maturity investments (Short-term loan receivables) (Note 7)</b> |                                                    |                                         |                             |
| Hoang Anh Attapeu                                                          | Subsidiary                                         | Lending                                 | 4,851,032,056               |
| Hoang Anh Rattanakiri                                                      | Subsidiary                                         | Lending                                 | 805,908,354                 |
| HAQM Laos                                                                  | Subsidiary                                         | Lending                                 | 620,432,694                 |
| Hoang Anh Oyadav                                                           | Subsidiary                                         | Lending                                 | 591,431,340                 |
| <b>TOTAL</b>                                                               |                                                    |                                         | <b><u>6,868,804,444</u></b> |
| <b>Held-to-maturity investments (Long-term loan receivables) (Note 7)</b>  |                                                    |                                         |                             |
| Hoang Anh Attapeu                                                          | Subsidiary                                         | Lending                                 | 1,311,490,067               |
| Hoang Anh Oyadav                                                           | Subsidiary                                         | Lending                                 | 262,454,605                 |
| Southern Laos                                                              | Subsidiary                                         | Lending                                 | 19,119,781                  |
| <b>TOTAL</b>                                                               |                                                    |                                         | <b><u>1,593,064,453</u></b> |



NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
Quarter II 2026**27. TRANSACTIONS WITH RELATED PARTIES (continued)**

Amounts due from and due to related parties as at 30 June 2026 were as follows: (continued):  
VND'000

| <i>Related parties</i>                              | <i>Relationship</i>                                | <i>Transactions</i> | <i>Amounts</i>              |
|-----------------------------------------------------|----------------------------------------------------|---------------------|-----------------------------|
| <b><i>Other short-term receivables (Note 8)</i></b> |                                                    |                     |                             |
| Hoang Anh Attapeu                                   | Subsidiary                                         | Offsetting          | 2,083,656,424               |
|                                                     |                                                    | Interest income     | 1,391,283,440               |
|                                                     |                                                    | Payment on behalf   | 179,570,337                 |
| HAQM Laos                                           | Subsidiary                                         | Interest income     | 220,609,724                 |
|                                                     |                                                    | Offsetting          | 22,594,783                  |
|                                                     |                                                    | Payment on behalf   | 1,110,999                   |
| Southern Laos                                       | Subsidiary                                         | Offsetting          | 138,560,766                 |
|                                                     |                                                    | Payment on behalf   | 55,038,411                  |
|                                                     |                                                    | Interest income     | 730,061                     |
| CRD                                                 | Subsidiary                                         | Offsetting          | 90,481,774                  |
| THACO AGRI                                          | Company with the same members of BOD               | Offsetting          | 63,317,049                  |
| Hoang Anh Oyadav                                    | Subsidiary                                         | Interest income     | 49,293,780                  |
|                                                     |                                                    | Payment on behalf   | 37,091                      |
| Hoang Anh Rattanakiri                               | Subsidiary                                         | Interest income     | 36,858,426                  |
|                                                     |                                                    | Payment on behalf   | 45,934                      |
| <b>TOTAL</b>                                        |                                                    |                     | <b><u>4,333,188,999</u></b> |
| <b><i>Other long-term receivables (Note 8)</i></b>  |                                                    |                     |                             |
| Hoang Anh Attapeu                                   | Subsidiary                                         | Interest income     | 1,769,149,886               |
|                                                     |                                                    | Others              | 31,508,225                  |
| HAQM Laos                                           | Subsidiary                                         | Interest income     | 72,306,516                  |
| Southern Laos                                       | Subsidiary                                         | Others              | 53,520,763                  |
|                                                     |                                                    | Interest income     | 996,272                     |
| Hoang Anh Oyadav                                    | Subsidiary                                         | Interest income     | 8,495,339                   |
| <b>TOTAL</b>                                        |                                                    |                     | <b><u>1,935,977,001</u></b> |
| <b><i>Short-term trade payables (Note 14)</i></b>   |                                                    |                     |                             |
| THACO AUTO Distribution Co., Ltd.                   | Subsidiary of company with the same members of BOD | Purchase of goods   | 60,825,000                  |
| Hoang Anh Attapeu                                   | Subsidiary                                         | Purchase of goods   | 34,023,460                  |
| THACO AUTO Gia Lai Co., Ltd.                        | Subsidiary of company with the same members of BOD | Purchase of goods   | 18,960,000                  |
| HAQM Laos                                           | Subsidiary                                         | Purchase of goods   | 10,716,623                  |
| Southern Laos                                       | Subsidiary                                         | Purchase of goods   | 3,462,763                   |

## NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

Quarter II 2026

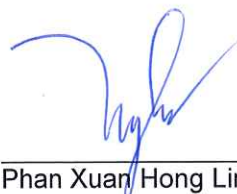
## 27. TRANSACTIONS WITH RELATED PARTIES (continued)

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

|                                                        |                                                    |                           | VND'000            |
|--------------------------------------------------------|----------------------------------------------------|---------------------------|--------------------|
| <i>Related parties</i>                                 | <i>Relationship</i>                                | <i>Transactions</i>       | <i>Amounts</i>     |
| <b>Short-term trade payables (Note 14) (continued)</b> |                                                    |                           |                    |
| Truong Hai Group Corporation                           | Company with the same members of BOD               | Purchase of fixed assets  | 1,830,000          |
| Thilogi Indochina Freight Transit Co., Ltd.            | Subsidiary of company with the same members of BOD | Purchase of services      | 140,795            |
| THISKYHALL Convention and Wedding Center Co., Ltd.     | Subsidiary of company with the same members of BOD | Purchase of services      | 2,253,605          |
| <b>TOTAL</b>                                           |                                                    |                           | <b>132,212,246</b> |
| <b>Long-term trade payables (Note 14)</b>              |                                                    |                           |                    |
| THACO AGRI                                             | Company with the same members of BOD               | Purchase of goods         | 430,876,918        |
| <b>Short-term advance from a customer (Note 15)</b>    |                                                    |                           |                    |
| THACO AGRI                                             | Company with the same members of BOD               | Advance to purchase goods | 689,579,583        |
| <b>Short-term accrual expenses (Note 17)</b>           |                                                    |                           |                    |
| THACO AGRI                                             | Company with the same members of BOD               | Interest payables         | 2,231,794,912      |
| <b>Other short-term payables (Note 18)</b>             |                                                    |                           |                    |
| Hoang Anh Rattanakiri                                  | Subsidiary                                         | Offsetting                | 133,363,752        |
| Heng Brothers                                          | Subsidiary                                         | Offsetting                | 10,640,112         |
| THACO AGRI                                             | Company with the same members of BOD               | Other payables            | 10,589,906         |
| Hoang Anh Attapeu                                      |                                                    | Receipt on behalf         | 7,648,200          |
| <b>TOTAL</b>                                           |                                                    |                           | <b>162,241,970</b> |
| <b>Other long-term payables (Note 18)</b>              |                                                    |                           |                    |
| Heng Brothers                                          | Subsidiary                                         | Offsetting                | 32,598,358         |

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)  
Quarter II 2026**28. EVENTS AFTER THE INTERIM BALANCE SHEET DATE**

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



Phan Xuan Hong Linh  
Preparer

July 30<sup>th</sup>, 2026



Do Vu Hai Ha  
Chief Accountant



Phan Ba Cuong  
Deputy General Director

