

**HOANG ANH GIA LAI
AGRICULTURAL JSC**

SOCIALIST REPUBLIC OF VIET NAM
Independence – Freedom – Happiness

No: 16/26/CBTT – HAGL Agrico

Gia Lai, August 29, 2026

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: Hanoi Stock Exchange

Pursuant to Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 issued by the Ministry of Finance providing guidance on information disclosure on the securities market, Hoang Anh Gia Lai Agricultural Joint Stock Company hereby discloses its Reviewed Interim Financial Statements for H1 2026 to the Hanoi Stock Exchange as follows:

1. Organization 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 Website: <https://haagrico.com>

2. Information disclosure content:

- Reviewed Interim Financial Statements for H1 2026

☒ Separate Financial Statements (trading-registered organization with no subsidiaries and superior accounting unit with dependent units);

☒ Consolidated Financial Statements (listed organization with subsidiaries);

☐ Combined Financial Statements (listed organization with dependent accounting units that maintain separate accounting systems).

- Cases requiring explanation:

+ The auditor issues an opinion other than an unmodified opinion on the financial statements.
(for reviewed/audited financial statements):

☐ Yes

☒ No

Written explanation if "Yes" is selected:

☐ Yes

☒ No

+ Profit after tax for the reporting period differs by 5% or more before and after the audit, or changes from a loss to a profit or vice versa (for the 2026 audited financial statements):

☒ Yes

☐ No

Written explanation if "Yes" is selected:

☒ Yes

☐ No

+ Profit after corporate income tax in the statement of profit or loss for the reporting period changes by 10% or more compared with the corresponding period of the previous year:

☒ Yes

☐ No



Written explanation if "Yes" is selected:

☒ Yes

☐ No

+ Profit after tax for the reporting period is a loss, or changes from a profit in the corresponding period of the previous year to a loss in the current period or vice versa:

☒ Yes

☐ No

Written explanation if "Yes" is selected:

☒ Yes

☐ No

This information was disclosed on the Company's website on August 29, 2026 at:

<https://www.haagrico.com/en/investor-relations/announcement-of-information/>.

Attached documents:

- Reviewed Interim Financial Statements for H1 2026;
- Explanatory letter

Representative of the Organization

Legal Representative/Authorized Person for Information Disclosure

(Signature, full name, title, and seal)



PHÓ TỔNG GIÁM ĐỐC
Phan Bá Cường

Hoang Anh Gia Lai Agricultural Joint Stock Company

Interim separate financial statements

For the six-month period ended 30 June 2026



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Hoang Anh Gia Lai Agricultural Joint Stock Company

GENERAL INFORMATION

THE COMPANY

Hoang Anh Gia Lai Agricultural Joint Stock Company ("the Company") is a joint stock company incorporated under the Law on Enterprise of Vietnam pursuant to the Enterprises Registration Certificate ("ERC") No. 5900712753 issued by the Department of Finance (*formerly the Department of Planning and Investment*) of Gia Lai Province on 26 May 2010 and subsequently amended 21 times.

The Company's shares were listed on the Ho Chi Minh City Stock Exchange ("HOSE") under stock code "HNG" pursuant to Decision No. 278/QD-SGDHCM dated 10 July 2015 issued by HOSE. Pursuant to Decision No. 488/QD-SGDHCM dated 9 August 2024 issued by HOSE, the Company's shares were delisted from HOSE with effect from 6 September 2024. The shares were subsequently registered for trading on the Unlisted Public Company Market ("UPCOM") pursuant to Notification No. 4111/TB-SGDHN and Decision No. 974/QD-SGDHN, both dated 10 September 2024, issued by the Hanoi Stock Exchange ("HNX").

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

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

BOARD OF DIRECTORS

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

Mr Tran Ba Duong	Chairman	
Mr Tran Bao Son	Member	
Mr Bui Minh Khoa	Non-executive member	appointed on 24 April 2026
Ms Vo Thi My Hanh	Non-executive member	resigned on 24 April 2026

BOARD OF SUPERVISORS

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

Mr Tran Thanh Duy	Head	appointed on 24 April 2026
Mr Bui Minh Khoa	Head	resigned on 24 April 2026
Mr Nguyen Xuan Viet	Member	appointed on 24 April 2026
Mr Dang Cong Truc	Member	resigned on 24 April 2026
Ms Bui Thi Lieu	Member	

MANAGEMENT

Members of the management during the period and at the date of this report are:

Mr Tran Bao Son	General Director
Mr Phan Ba Cuong	Deputy General Director

LEGAL REPRESENTATIVE

The legal representative of the Company during the period and at the date of this report is Mr Tran Bao Son.

Mr Phan Ba Cuong is authorised by Mr Tran Bao Son to sign the accompanying interim separate financial statements for the period ended 30 June 2026 according to Authorisation Letter No. 01/2026/GUQ-TGD/HAGL Agrico dated 1 January 2026.

AUDITORS

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

Hoang Anh Gia Lai Agricultural Joint Stock Company

REPORT OF MANAGEMENT

Management of Hoang Anh Gia Lai Agricultural Joint Stock Company ("the Company") present its report and the interim separate financial statements of the Company for the six-month period ended 30 June 2026.

MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE SEPARATE FINANCIAL STATEMENTS

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

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

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

The management confirmed that it has complied with the above requirements in preparing the accompanying interim separate financial statements.

STATEMENT BY THE MANAGEMENT

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

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

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

For and on behalf of the management:

28 August 2026

DEPUTY GENERAL DIRECTOR



Phan Ba Cuong



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Ernst & Young Vietnam Limited
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Website (VN): ey.com/vi_vn

Reference: 12827243/69502551/LR

REPORT ON REVIEW OF INTERIM SEPARATE FINANCIAL STATEMENTS

To: The Shareholders of Hoang Anh Gia Lai Agricultural Joint Stock Company

We have reviewed the accompanying interim separate financial statements of Hoang Anh Gia Lai Agricultural Joint Stock Company ("the Company"), as prepared on 28 August 2026 and set out on pages 5 to 41 which comprise the interim separate statement of financial position as at 30 June 2026, the interim separate income statement and the interim separate cash flow statement for the period then ended and the notes thereto.

The management's responsibility

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

Auditors' responsibility

Our responsibility is to express a conclusion on the interim separate financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements No. 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

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



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Conclusion

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

Emphasis of matter

We draw attention to Note 2.6 to the interim separate financial statements, which states that the Company incurred a loss of VND'000 22,258,906 for the six-month period ended 30 June 2026. As at that date, the Company had accumulated losses of VND'000 1,894,876,442. These events and conditions indicate the existence of a material uncertainty that may cast significant doubt about the Company's ability to continue as a going concern.

Our review conclusion on the interim separate financial statements is not modified in respect of this matter.

Ho Chi Minh City, Vietnam

28 August 2026

Ernst & Young Vietnam Limited





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

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

VND'000

ASSETS	Code	Notes	Ending balance	Beginning balance
A. CURRENT ASSETS	100		18,911,527,528	14,855,908,493
I. Cash	110	4	1,060,106	551,964
1. Cash	111		1,060,106	551,964
II. Current investments	120		11,740,642,397	8,196,647,307
1. Held-to-maturity investments	123	5	11,740,642,397	8,196,647,307
III. Current receivables	130		7,017,129,451	6,526,028,384
1. Short-term trade receivables	131	6	2,977,873,857	2,645,905,470
2. Short-term advances to suppliers	132	7	1,403,200,748	1,431,522,620
3. Other short-term receivables	135	8	2,636,177,939	2,448,824,316
4. Provision for short-term doubtful receivables	136	9	(123,093)	(224,022)
IV. Inventories	140	10	18,643,789	17,871,860
1. Inventories	141		28,996,921	28,224,992
2. Provision for diminution in value of inventories	142		(10,353,132)	(10,353,132)
V. Other current assets	160		134,051,785	114,808,978
1. Deductible value-added tax	162	11	133,748,491	114,523,147
2. Tax and other receivables from the State	163	11	303,294	285,831
B. NON-CURRENT ASSETS	200		5,565,941,284	8,683,532,733
I. Non-current receivables	210		85,028,989	39,112,312
1. Other long-term receivables	215	8	85,028,989	39,112,312
II. Fixed assets	220		4,937,938	5,809,841
1. Tangible fixed assets	221	12	3,567,521	4,065,674
Cost	222		13,218,006	13,218,006
Accumulated depreciation	223		(9,650,485)	(9,152,332)
2. Intangible assets	227	13	1,370,417	1,744,167
Cost	228		5,980,000	5,980,000
Accumulated amortisation	229		(4,609,583)	(4,235,833)
III. Non-current investments	260		5,475,948,355	8,638,570,809
1. Investments in subsidiaries	261	14.1	4,954,817,803	4,954,817,803
2. Investment in an associate	262	14.2	286,004,636	286,004,636
3. Investment in another entity	263	14.3	2,594,610	2,594,610
4. Provision for diminution in value of long-term investments	264	14	(2,152,890,103)	(2,152,890,103)
5. Long-term held-to-maturity investments	265	5	2,385,421,409	5,548,043,863
IV. Other non-current asset	270		26,002	39,771
1. Long-term deferred expenses	271		26,002	39,771
TOTAL ASSETS (280 = 100 + 200)	280		24,477,468,812	23,539,441,226

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION (continued)

As at 30 June 2026

VND'000

RESOURCES	Code	Notes	Ending balance	Beginning balance
C. LIABILITIES	300		14,116,679,304	13,156,392,812
I. Current liabilities	310		12,787,819,546	12,180,231,156
1. Short-term trade payables	311	15	91,685,968	132,334,491
2. Short-term advances from customers	312	27	689,579,583	440,043,118
3. Short-term statutory obligations	314	11	122,906	156,007
4. Payables to employees	315		1,029,600	1,143,000
5. Short-term accrued expenses	316	16	2,263,515,171	1,871,283,382
6. Other short-term payables	320	17	172,880,310	170,396,570
7. Short-term loans	321	18	9,564,874,588	9,564,874,588
8. Short-term provisions	322		4,131,420	-
II. Non-current liabilities	330		1,328,859,758	976,161,656
1. Long-term payables	331	27	324,300,177	430,876,918
2. Other long-term payables	338	17	32,598,358	32,711,211
3. Long-term loans	339	18	971,961,223	512,573,527
D. OWNERS' EQUITY	400	19	10,360,789,508	10,383,048,414
1. Owner's contributed capital	411		11,085,538,950	11,085,538,950
- Ordinary shares with voting rights	411a		11,085,538,950	11,085,538,950
2. Share premium	412		1,170,127,000	1,170,127,000
3. Accumulated losses	420		(1,894,876,442)	(1,872,617,536)
- Accumulated losses by the end of prior period	420a		(1,872,617,536)	(946,484,119)
- Losses of current period	420b		(22,258,906)	(926,133,417)
TOTAL LIABILITIES AND OWNERS' EQUITY (440 = 300 + 400)	440		24,477,468,812	23,539,441,226

PREPARER



Phan Xuan Hong Linh

CHIEF ACCOUNTANT



Do Vu Hai Ha



Approved, 28 August 2026

LEGAL REPRESENTATIVE



Phan Ba Cuong

INTERIM SEPARATE INCOME STATEMENT

For the six-month period then ended 30 June 2026

VND'000

ITEMS	Code	Notes	Current period	Previous period
1. Revenue from sale of goods and rendering of services	01	20.1	359,769,963	266,036,882
2. Net revenue from sale of goods and rendering of services	10	20.1	359,769,963	266,036,882
3. Cost of goods sold and services rendered	11	21	354,886,617	262,643,641
4. Gross profit from sale of goods and rendering of services (20 = 10 - 11)	20		4,883,346	3,393,241
5. Finance income	22	20.2	398,945,721	434,361,127
6. Finance expenses <i>In which: Interest expenses</i>	23 24	22	416,033,867 415,683,865	381,700,754 380,876,791
7. Selling expenses	25	23	1,383,746	1,606,459
8. General and administrative expenses	26	23	3,333,377	4,148,645
9. Operating (loss) profit {30 = 20 + 22 - (23 + 25 + 26)}	30		(16,921,923)	50,298,510
10. Other income	31	24	912	21,013,656
11. Other expenses	32	24	5,337,895	62,665
12. Other (loss) profit (40 = 31 - 32)	40		(5,336,983)	20,950,991
13. Accounting (loss) profit before tax (50 = 30 + 40)	50		(22,258,906)	71,249,501
14. Current corporate income tax expense	51	26.1	-	-
15. Net (loss) profit after tax (60 = 50 - 51)	60		(22,258,906)	71,249,501

PREPARER


Phan Xuan Hong Linh

CHIEF ACCOUNTANT


Do Vu Hai Ha

LEGAL REPRESENTATIVE



Phan Ba Cuong

Approved, 28 August 2026

INTERIM SEPARATE CASH FLOW STATEMENT

For the six-month period then ended 30 June 2026

VND'000

ITEMS	Code	Notes	Current period	Previous period
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Accounting loss before tax	01		(22,258,906)	71,249,501
2. Adjustments for				
- Depreciation and amortisation	02	12, 13	871,903	494,811
- Provisions	03		(100,929)	(44,888,588)
- Foreign exchange gains arising from translation of monetary accounts denominated in foreign currencies	04		(28,941,189)	(147,124,699)
- Profits from investing activities	05		(369,992,941)	(285,414,204)
- Borrowing cost	06	22	415,683,865	380,876,791
3. Operating loss before changes in working capital	08		(4,738,197)	(24,806,388)
- Increase in receivables	09		(538,876,926)	(294,233,702)
- Increase, decrease in inventories	10		(771,929)	2,609,014
- Increase in payables	11		271,939,388	129,054,758
- Decrease, increase in deferred expenses	12		13,769	(8,817)
- Borrowing cost paid	14		(22,752,127)	(18,006,148)
- Other cash outflows for operating activities	17		(126,000)	(144,000)
Net cash flows from operating activities	20		(295,312,022)	(205,535,283)
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Loans to other entities	23		-	(78,513,627)
Net cash flows from investing activities	30		-	(78,513,627)
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Drawdown of loans	33	18	532,320,000	537,158,627
2. Repayment of loans	34	18	(236,500,000)	(263,500,000)
Net cash flows from financing activities	40		295,820,000	273,658,627

INTERIM SEPARATE CASH FLOW STATEMENT (continued)

For the six-month period then ended 30 June 2026

VND'000

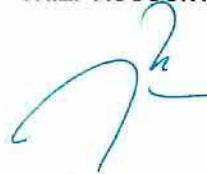
ITEMS	Code	Notes	Current period	Previous period
Net cash flows for the period (50 = 20 + 30 + 40)	50		507,978	(10,390,283)
Cash at beginning of the period	60		551,964	13,058,472
Impact of exchange rate fluctuation	61		164	1,256
Cash at the end of the period (70 = 50 + 60 + 61)	70	4	1,060,106	2,669,445

PREPARER



Phan Xuân Hồng Linh

CHIEF ACCOUNTANT



Do Vũ Hải Hà



Approved, 28 August 2026

LEGAL REPRESENTATIVE



Phan Ba Cường

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

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

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 Enterprise Registration Certificate ("ERC") No. 5900712753 issued by the Department of Finance (formerly the Department of Planning and Investment) of Gia Lai Province on 26 May 2010 and subsequently amended 21 times..

The Company's shares were listed on the Ho Chi Minh City Stock Exchange ("HOSE") under stock code "HNG" under stock code "HNG" pursuant to Decision No. 278/QD-SGDHCM dated 10 July 2015 issued by HOSE. Pursuant to Decision No. 488/QD-SGDHCM dated 9 August 2024 issued by HOSE, the Company's shares were delisted from HOSE with effect from 6 September 2024. The shares were subsequently registered for trading on the Unlisted Public Company Market ("UPCOM") pursuant to Notification No. 4111/TB-SGDHN and Decision No. 974/QD-SGDHN, both dated 10 September 2024, issued by the Hanoi Stock Exchange ("HNX").

The registered principal activities of the Company are trading fruits, rubber latex and agricultural materials.

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

The number of the Company's employees as at 30 June 2026 is 10 (31 December 2025 is 18).

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

Name	Business	Location	Holding Status of interest and operation voting rights (%)
Subsidiaries			
(1) Hoang Anh Attapeu Agriculture Development Company Limited ("HA Attapeu")	Planting and constructing	Attapeu, Laos	Operating 100.00
(2) Hoang Anh - Quang Minh Rubber Industrial and Agricultural Company Limited ("HAQM Laos")	Planting	Sekong, Laos	Operating 100.00
(3) Hoang Anh Rattanakiri Company Limited ("HA Rattanakiri")	Planting	Rattanakiri, Cambodia	Operating 100.00
(4) Heng Brothers Company Limited ("Heng Brothers")	Planting	Rattanakiri, Cambodia	Operating 100.00
(5) Hoang Anh Oyadav One Member Company Limited ("HA Oyadav")	Planting	Rattanakiri, Cambodia	Operating 100.00
(6) CRD Company Limited ("CRD")	Planting	Rattanakiri, Cambodia	Operating 100.00
(7) Southern Laos Agricultural Investment and Production Business Company Limited ("Southern Laos")	Planting and constructing	Attapeu, Laos	Operating 100.00
Associate			
(1) Bidiphar Rubber Joint Stock Company ("Bidiphar")	Planting and constructing	Gia Lai, Vietnam	Operating 49.14

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

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

2. BASIS OF PREPARATION**2.1 Purpose of preparing the interim separate financial statements**

The Company has subsidiaries as disclosed in *Note 14.1*. The Company prepared these interim separate financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System, and the statutory requirements relevant to the preparation and presentation of interim separate financial statements. In addition, as required by these regulations, the Company has also prepared the interim consolidated financial statements of the Company and its subsidiaries ("the Group") for the period ended 30 June 2026 dated 28 August 2026 in accordance with the above prevailing regulations on the preparation and presentation of interim consolidated financial statements.

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

2.2 Applied accounting standards and System

The interim separate financial statements of the Company expressed in thousand Vietnam dong ("VND'000"), are prepared in compliance and accordance with Vietnamese Enterprise Accounting System and Vietnamese Accounting Standard No. 27 - Interim Financial Reporting and other Vietnamese Accounting Standards issued by the Ministry of Finance as per:

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

Accordingly, the accompanying interim 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 of the Company in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

2.3 Applied accounting documentation system

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

2.4 Fiscal year

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

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

2.5 Accounting currency

The Company's accounting currency is VND. The Company's interim separate financial statements are prepared in thousands of Vietnam Dong ("VND'000").

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

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

2. BASIS OF PREPARATION (continued)**2.6 Going concern assumption**

The Company incurred a net loss of VND'000 22,258,906 for the six-month period ended 30 June 2026. As at that date, the Company had the accumulated losses of VND'000 1,894,876,442. These events and conditions indicate the existence of material uncertainty that may cast significant doubt on about the Company's ability to continue as a going concern. Accordingly, the Company's ability to continue as a going concern depends on its ability to generate sufficient cash flows to fund its operations, meet its financial obligations as they fall due and obtain continued financial support from its major shareholder.

At the date of these interim separate financial statements, management had prepared a business plan and cash flow forecast at least twelve months from the date of issuance of these interim separated financial statements. The forecast was based principally on (i) the operating cash inflows expected from the development of its the Company's large-scale agricultural projects, (ii) further drawdowns under existing loan facilities with commercial banks and (iii) additional financial support from its Company's major shareholder. In particular, Truong Hai Group Corporation ("Thaco"), the Company's major shareholder, agreed to provide additional financial support and committed to extend the payment terms of amounts payable to it to enable the Company to continue its normal operation.

As a result, the Company's management assesses that the Company would be able to continue its operations and pay its liabilities in the normal course of business in the next 12 months from the issuance date of these interim separate financial statements, and, accordingly, will be able to realize its assets and discharge its liabilities in normal course of operations as they come due. On this basis, the Company's management considers it is appropriate to prepare the Company's interim separate financial statements on the going concern basis.

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

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

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

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

The Company has applied changes in accounting policies in accordance with Circular 99 on a prospective basis, as Circular 99 does not require retrospective application for these changes. The Company has also re-presented the corresponding figures of certain line items to conform with the presentation under Circular 99, as disclosed in *Note 30*.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**3.2 Cash**

Cash comprises cash on hand and cash in banks.

3.3 Inventories

Inventories are measured at their historical costs. The cost of inventories comprises costs of purchase incurred in bringing the inventories to their present location and condition.

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

The Company determines quantities and value of inventories issued in the period based on determining quantities and value for each incurred transactions and recognises value of the inventories issued as follows:

Merchandise goods - Cost of purchase on a weighted average basis.

Provision for diminution in value of inventories

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

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

3.4 Receivables

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

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

Overdue receivables are provided as follows:

<u>Overdue period</u>	<u>Provision rate</u> <u>(% of receivable value)</u>
From 6 months to less than 1 year	30
From 1 year to less than 2 years	50
From 2 years to less than 3 years	70
3 years or more	100

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**3.5 Tangible fixed assets**

Tangible fixed assets comprise assets with physical substance held by the enterprise for use in production and business activities.

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

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

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

3.6 Intangible 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 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.

3.7 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:

Machinery and equipment	5 - 7 years
Means of transportation	2 - 10 years
Office equipment	4 - 5 years
Computer software	5 - 8 years

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

3.8 Borrowing costs

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

3.9 Deferred expenses

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

Certain type of expense is recorded as long-term prepaid expense and is amortised to the interim separate income statement, as follows:

- Tools and consumables used for more than one year with high value.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**3.10 Investments***Investments in subsidiaries*

Investments in subsidiaries that are excluded from interim separate financial statements are carried at cost.

Distributions from accumulated net profits of these 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.

Investment in another entity

Investment in another entity is stated at their acquisition cost.

Held-to-maturity investments

Held-to-maturity investment is stated at cost.

Provision for diminution in the value of investments

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

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

3.11 Payables

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

3.12 Accrued expenses

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

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**3.13 Foreign currency transactions**

Transactions in currencies other than the Company's reporting currency of VND are initially recorded using the actual transaction exchange rates or carrying exchange rates, depending on the nature and substance of the underlying transactions and the principles for determining exchange rates at the transaction date, as follows:

Actual transaction exchange rates

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

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

Carrying exchange rates

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

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

At the end of the reporting period, monetary balances denominated in foreign currencies are translated as follows:

- ▶ Demand deposits denominated in foreign currencies are translated using the average bank transfer buying and selling exchange rates quoted by the commercial bank where the Company maintains its deposit accounts; and
- ▶ Foreign currency monetary items other than demand deposits denominated in foreign currencies are translated using the average bank transfer buying and selling exchange rates quoted by the commercial bank with which the Company regularly conducts transactions.

3.14 Share capital*Ordinary shares*

Ordinary shares are recognised at issuance price less incremental costs directly attributable to the issue of shares, net of tax effects. Such costs are recognised as a deduction from share premium.

Share premium

Share premium is the difference between the par value and the issuance price of the shares, minus the actual expenses incurred for the issuance of the shares.

3.15 Appropriation of net profits

Net profit after tax is available for appropriation to shareholders after 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.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**3.16 Revenue recognition**

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

Sale of goods

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

Interest

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

Dividend and profit distribution income

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

3.17 Selling expenses

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

3.18 General and administrative expenses

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

3.19 Taxation*Current income tax*

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

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

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

Deferred tax

Deferred tax is provided using the liability method on temporary differences at the 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 associates, 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.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**3.19 Taxation (continued)***Deferred tax (continued)*

Deferred tax assets are recognised for all deductible temporary differences, carried forward unused tax credit and unused tax losses, to the extent that it is probable that taxable profit will be available against which deductible temporary differences, carried forward unused tax credit and unused tax losses can be utilised, except where the deferred tax asset in respect of deductible temporary difference which arises from the initial recognition of an asset or liability which at the time of the related transaction, affects neither the accounting profit nor taxable profit or loss; and in respect of deductible 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.

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

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset is realised, or the liability is settled based on tax rates and tax laws that have been enacted at the end of the reporting period.

Deferred tax is charged or credited to the 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 Group 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 year in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

3.20 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.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**3.21 Significant estimates**

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

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

4. CASH

	VND'000	
	Ending balance	Beginning balance
Cash at banks		
- Vietnam Prosperity Joint Stock Commercial Bank - Gia Lai Branch	611,043	-
- Joint Stock Commercial Bank for Investment and Development of Vietnam - Gia Lai Branch	360,688	142,422
- Other banks	88,375	409,542
TOTAL	1,060,106	551,964

Additional information regarding the interim separate cash flow statement:

	VND'000	
	Current period	Previous period
Significant non-cash transactions that will have impact on the interim separate cash flow statement:		
Offsetting of other payables under operating activities against loans payable under financing activities	163,567,696	-
Offsetting of other receivables under operating activities against loan receivables under investing activities	-	78,513,627

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

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

5. HELD-TO-MATURITY INVESTMENT

	VND'000	
	Ending balance	Beginning balance
Short-term	11,740,642,397	8,196,647,307
Loans to related parties (Note 27)	11,740,642,397	8,196,647,307
Long-term	2,385,421,409	5,548,043,863
Loans to related parties (Note 27)	270,949,944	3,440,248,999
Loans to Laos Government (*)	2,114,471,465	2,107,794,864
TOTAL	14,126,063,806	13,744,691,170

(*) This represented interest-free loans provided to the Government of the Lao People's Democratic Republic amounting to USD 80,440,975 (31 December 2025: USD 80,440,975) 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 will be settled either by offsetting them against the Company's and its subsidiaries future tax obligations, land rental fees and other amounts payables to the Government of the Lao People's Democratic Republic, or in cash.

6. SHORT-TERM TRADE RECEIVABLES

	VND'000			
	Ending balance		Beginning balance	
	Cost	Provision	Cost	Provision
Related parties (Note 27)	2,977,711,685	-	2,645,701,480	-
Third party customers	162,172	-	203,990	(100,929)
TOTAL	2,977,873,857	-	2,645,905,470	(100,929)

7. SHORT-TERM ADVANCE TO SUPPLIERS

	VND'000	
	Ending balance	Beginning balance
Related parties (Note 27)	1,403,200,748	1,428,522,620
Third parties	-	3,000,000
TOTAL	1,403,200,748	1,431,522,620

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

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

8. OTHER RECEIVABLES

	VND'000	
	Ending balance	Beginning balance
Short-term	2,636,177,939	2,448,824,316
Offsetting receivables from related parties	2,398,610,795	2,221,320,699
Payment on behalf	235,802,773	227,099,249
Others	1,764,371	404,368
Long-term	85,028,989	39,112,312
Goods lending	85,028,989	39,112,312
TOTAL	2,721,206,928	2,487,936,628
Provision for doubtful other receivables (Note 9)	(123,093)	(123,093)
NET	2,721,083,835	2,487,813,535
<i>In which:</i>		
Other short-term receivables from related parties (Note 27)	2,634,413,568	2,448,419,948
Other long-term receivables from related parties (Note 27)	85,028,989	39,112,312
Other receivables from third parties	1,764,371	404,368

9. PROVISION FOR SHORT-TERM DOUBTFUL RECEIVABLES

	VND'000	
	Ending balance	Beginning balance
Provision for other short-term receivable (Note 8)	123,093	123,093
Provision for short-term trade receivables (Note 6)	-	100,929
TOTAL	123,093	224,022

Movements in provision for bad debts were as follows:

	VND'000	
	Current period	Previous period
Beginning balance	224,022	43,772,172
Provision during the period	-	915,771
Reversal of provision	(100,929)	-
Write-off of provision	-	(44,687,943)
Ending balance	123,093	-

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

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

10. INVENTORIES

	VND'000			
	<i>Ending balance</i>		<i>Beginning balance</i>	
	<i>Cost</i>	<i>Provision</i>	<i>Cost</i>	<i>Provision</i>
Merchandises	28,262,521	(10,353,132)	22,777,609	(10,353,132)
Work in process	734,400	-	-	-
Goods in transit	-	-	5,447,383	-
TOTAL	28,996,921	(10,353,132)	28,224,992	(10,353,132)

Movements of provision for diminution in value of inventories:

	VND'000	
	<i>Current period</i>	<i>Previous period</i>
Beginning balance	10,353,132	11,469,548
Reversal of provision	-	(37,571)
Write-off of provision	-	(1,078,845)
Ending balance	10,353,132	10,353,132

11. STATUTORY OBLIGATIONS

	VND'000			
	<i>Beginning balance</i>	<i>Increase in period</i>	<i>Decrease in period</i>	<i>Ending balance</i>
Receivables				
Value added tax	114,523,147	22,967,709	(3,742,364)	133,748,491
Corporate income tax (Note 26.1)	285,831	-	-	285,831
Other tax	-	1,539,527	(1,522,064)	17,463
TOTAL	114,808,978	24,507,236	(5,264,428)	134,051,785
Payable				
Personal income tax	156,007	-	(33,101)	122,906

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

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

12. TANGIBLE FIXED ASSETS

	VND'000			
	Machinery and equipment	Means of transportation	Office equipment	Total
Cost				
Beginning and ending balances	310,655	9,941,178	2,966,173	13,218,006
<i>In which:</i>				
<i>Fully depreciated</i>	310,655	4,990,704	2,929,213	8,230,572
Accumulated depreciation				
Beginning balance	(310,655)	(5,878,585)	(2,963,092)	(9,152,332)
Depreciation for the period	-	(495,072)	(3,081)	(498,153)
Ending balance	(310,655)	(6,373,657)	(2,966,173)	(9,650,485)
Net carrying amount				
Beginning balance	-	4,062,593	3,081	4,065,674
Ending balance	-	3,567,521	-	3,567,521

13. INTANGIBLE ASSETS

	VND'000
	<i>Computer software</i>
Cost	
Beginning and ending balances	5,980,000
Accumulated amortization	
Beginning balance	(4,235,833)
Amortization for the period	(373,750)
Ending balance	(4,609,583)
Net carrying amount	
Beginning balance	1,744,167
Ending balance	1,370,417

14. LONG-TERM INVESTMENTS

	VND'000	
	<i>Ending balance</i>	<i>Beginning balance</i>
Investments in subsidiaries (Note 14.1)	4,954,817,803	4,954,817,803
Investment in an associate (Note 14.2)	286,004,636	286,004,636
Investment in another entity (Note 14.3)	2,594,610	2,594,610
TOTAL	5,243,417,049	5,243,417,049
Provision for diminution in value of long-term investments	(2,152,890,103)	(2,152,890,103)
NET	3,090,526,946	3,090,526,946

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

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

14. LONG-TERM INVESTMENTS (continued)

14.1 Investments in subsidiaries

Details of investments in subsidiaries are as follows:

Name of subsidiaries	Ending balance				Beginning balance			
	Holding and voting	Cost	Provision	Recoverable amount	Holding and voting	Cost	Provision	Recoverable amount
	%	VND'000	VND'000	VND'000	%	VND'000	VND'000	VND'000
HA Attapeu	100	2,101,029,560	(2,101,029,560)	-	100	2,101,029,560	(2,101,029,560)	-
HAQM Lao	100	1,081,159,132	-	1,081,159,132	100	1,081,159,132	-	1,081,159,132
HA Rattanakiri	100	943,987,719	-	943,987,719	100	943,987,719	-	943,987,719
HA Oyadav	100	828,641,392	(49,265,933)	779,375,459	100	828,641,392	(49,265,933)	779,375,459
Southern Laos (Note 28)	100	-	-	-	100	-	-	-
TOTAL		4,954,817,803	(2,150,295,493)	2,804,522,310		4,954,817,803	(2,150,295,493)	2,804,522,310

14.2 Investment in an associate

Name of associate	Business activity	Ending balance			Beginning balance		
		Holding and voting	Cost	Recoverable amount	Holding and voting	Cost	Recoverable amount
		%	VND'000	VND'000	%	VND'000	VND'000
Bidiphar	Planting, exploiting and processing rubber products	49,14	286,004,636	286,004,636	49,14	286,004,636	286,004,636

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

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

14. LONG-TERM INVESTMENTS (continued)**14.3 Investment in another entity**

Name	Business activity	Ending balance			Beginning balance		
		Holding and voting	Cost	Provision	Holding and voting	Cost	Provision
		%	VND'000	VND'000	%	VND'000	VND'000
Agriculture and Forestry Joint Stock Company Canh Dong Vang	Trading fruits	15.00	<u>2,594,610</u>	<u>(2,594,610)</u>	15.00	<u>2,594,610</u>	<u>(2,594,610)</u>

15. SHORT-TERM TRADE PAYABLES

	VND'000	
	Ending balance	Beginning balance
Related parties (Note 27)	84,009,400	126,555,448
Other suppliers	<u>7,676,568</u>	<u>5,779,043</u>
TOTAL	<u>91,685,968</u>	<u>132,334,491</u>

16. SHORT-TERM ACCRUED EXPENSES

	VND'000	
	Ending balance	Beginning balance
Interest expense	2,236,937,003	1,843,754,176
Operational costs	<u>26,578,168</u>	<u>27,529,206</u>
TOTAL	<u>2,263,515,171</u>	<u>1,871,283,382</u>
<i>In which:</i>		
Due to related parties (Note 27)	2,231,794,912	1,843,202,157
Due to third others	<u>31,720,259</u>	<u>28,081,225</u>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

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

17. OTHER PAYABLES

	VND'000	
	<i>Ending balance</i>	<i>Beginning balance</i>
Short-term	172,880,310	170,396,570
Payables to related parties (Note 27)	162,241,970	162,625,964
Others	10,638,340	7,770,606
Long-term	32,598,358	32,711,211
Payables to related parties (Note 27)	32,598,358	32,711,211
TOTAL	205,478,668	203,107,781

18. LOANS

	VND'000	
	<i>Ending balance</i>	<i>Beginning balance</i>
Short-term loans	9,564,874,588	9,564,874,588
A related party (Note 18.1 and Note 27)	3,932,160,518	3,932,160,518
Bank (Note 18.2)	500,000,000	500,000,000
A related party (Note 18.3 and Note 27)	5,132,714,070	5,132,714,070
Long-term loans	971,961,223	512,573,527
A related party (Note 18.3 and Note 27)	971,961,223	512,573,527
TOTAL	10,536,835,811	10,077,448,115

Movement of loans were as follows:

	<i>Short-term loans</i>	<i>Long-term loans</i>	<i>Total</i>
			VND'000
Beginning balance	9,564,874,588	512,573,527	10,077,448,115
Drawdown of loans	236,500,000	295,820,000	532,320,000
Repayment of loans	(236,500,000)	-	(236,500,000)
Netting off loans	-	163,567,696	163,567,696
Ending balance	9,564,874,588	971,961,223	10,536,835,811

18.1 Short-term loans from a related party (Note 27)

The Company obtained unsecured short-term loans from a related party to finance its working capital, with details as follows:

<i>Lender</i>	<i>Ending balance</i>	<i>Maturity term</i>	<i>Interest rate</i>
	VND'000		% p.a
Truong Hai Agriculture Joint Stock Company ("THACO AGRI") (Note 27)	3,932,160,518	From December 2026 to June 2027	6.5 - 8.0

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

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

18. LOANS (continued)**18.2 Short-term loans from a bank**

The Company obtained short-term loans from a bank to finance its working capital for operation of its fruits and rubber operations, with details as follows:

<i>Name of bank</i>	<i>Ending balance</i> VND'000	<i>Maturity term</i>	<i>Interest rate</i> % p.a	<i>Collateral</i>
Tien Phong Commercial Joint Stock Bank ("TP Bank"), Ha Noi Branch	<u>500,000,000</u>	From September 2026 to January 2027	3-month interest rate at TP Bank plus with 2.35% p.a (six month period ended 30 June 2026: 9.3 - 9.5)	The economic land concession (ELC) rights and other related land use rights; together with the exploitation rights and all assets attached to approximately 3,128.72 hectares of land located in Talav Commune and Nhang Commune, Andong Meas District, Rattanak Kiri Province, Cambodia. These assets include all existing and future buildings, structures, infrastructure, equipment, machinery, towers, fences, spare parts, replacement components, and improvements situated on or related to the land, as well as all rights and benefits arising from their exploitation and use. These rights and assets are legally owned and exploited by HA Oyadav

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

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

18. LOANS (continued)**18.3 Long-term loans from a related party** (Note 27)

The Company obtained unsecured long-term loans from a related party to finance its working capital, with details as follows:

<i>Lenders</i>	<i>Ending balance</i> VND'000	<i>Maturity term</i>	<i>Interest rate</i> % p.a
THACO AGRI	<u>6,104,675,293</u>	From January 2027 to March 2031	7.70 - 13.00
<i>In which:</i>			
<i>Current portion</i>	5,132,714,070		
<i>Long-term</i>	971,961,223		

19. OWNERS' EQUITY**19.1 Movements in owners' equity**

				VND'000
	<i>Share capital</i>	<i>Share premium</i>	<i>Accumulated losses</i>	<i>Total</i>
Previous period				
Beginning balance	11,085,538,950	1,170,127,000	(946,358,119)	11,309,307,831
Net loss for the period	-	-	71,249,501	71,249,501
Ending balance	<u>11,085,538,950</u>	<u>1,170,127,000</u>	<u>(875,108,618)</u>	<u>11,380,557,332</u>
Current period				
Beginning balance	11,085,538,950	1,170,127,000	(1,872,617,536)	10,383,048,414
Net loss for the period	-	-	(22,258,906)	(22,258,906)
Ending balance	<u>11,085,538,950</u>	<u>1,170,127,000</u>	<u>(1,894,876,442)</u>	<u>10,360,789,508</u>

19.2 Capital transactions with owners

	VND'000	
	<i>Ending balance</i>	<i>Beginning balance</i>
Beginning and ending balance	<u>11,085,538,950</u>	<u>11,085,538,950</u>

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

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

19. OWNERS' EQUITY (continued)**19.3 Shares**

	<i>Shares</i>	
	<i>Ending balance</i>	<i>Beginning balance</i>
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>	<i>1,108,553,895</i>	<i>1,108,553,895</i>
Outstanding shares	1,108,553,895	1,108,553,895
<i>Ordinary shares</i>	<i>1,108,553,895</i>	<i>1,108,553,895</i>

The Company's ordinary shares have a par value of VND 10,000 per share. Holders of the ordinary shares are entitled to receive dividends when declared by the Company. Each ordinary share carries one vote without restriction.

20. REVENUE**20.1 Net revenue from sale of goods and rendering of services**

	<i>VND'000</i>	
	<i>Current period</i>	<i>Previous period</i>
Sale of goods	317,111,742	225,016,082
Sale of rubber latex	41,998,255	40,905,000
Rendering of services	659,966	115,800
NET REVENUE	359,769,963	266,036,882
<i>In which:</i>		
<i>Related parties (Note 27)</i>	359,594,299	265,839,423
<i>Third parties</i>	175,664	197,459

20.2 Finance income

	<i>VND'000</i>	
	<i>Current period</i>	<i>Previous period</i>
Interest income from loans to related parties	369,992,941	285,332,386
Foreign exchange gains	28,952,174	149,025,186
Bank interest	606	3,555
TOTAL	398,945,721	434,361,127

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

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

21. COST OF GOODS SOLD AND SERVICES RENDERED

	VND'000	
	<i>Current period</i>	<i>Previous period</i>
Cost of goods sold	314,635,401	223,579,927
Cost of rubber latex sold	39,806,378	38,989,929
Cost of services rendered	444,838	73,785
TOTAL	354,886,617	262,643,641

22. FINANCE EXPENSES

	VND'000	
	<i>Current period</i>	<i>Previous period</i>
Interest expenses	415,683,865	380,876,791
Foreign exchange losses	-	715,272
Others	350,002	108,691
TOTAL	416,033,867	381,700,754

23. SELLING AND GENERAL AND ADMINISTRATIVE EXPENSES

	VND'000	
	<i>Current period</i>	<i>Previous period</i>
Selling expenses	1,383,746	1,606,459
Transportation	1,072,505	1,067,777
Salaries	311,241	521,882
Others	-	16,800
General and administrative expenses	3,333,377	4,148,645
Salaries	2,012,122	2,066,359
Depreciation and amortisation	428,333	419,152
(Reversal of) provision for doubtful receivables	(100,929)	915,771
Others	993,851	747,363
TOTAL	4,717,123	5,755,104

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

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

24. OTHER INCOME AND EXPENSES

	VND	
	<i>Current period</i>	<i>Previous period</i>
Other income	912	21,013,656
Write-off of payables	-	20,912,021
Gains from disposal of assets	-	81,818
Others	912	19,817
Other expenses	5,337,895	62,665
Provisional for tax	4,131,420	-
Non-deductible VAT	1,197,395	-
Others	9,080	62,665
NET OTHER (LOSS) PROFIT	(5,336,983)	20,950,991

25. OPERATING COSTS

	VND'000	
	<i>Current period</i>	<i>Previous period</i>
Cost of goods sold	354,443,046	262,148,830
External service expenses	2,066,357	1,683,879
Salaries	2,323,363	2,588,241
Depreciation and amortisation (Notes 12 and 13)	871,903	494,811
(Reversal of) provision for doubtful receivables	(100,929)	915,771
Others	-	567,213
TOTAL	359,603,740	268,398,745

26. CORPORATE INCOME TAX

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

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

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

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

26. CORPORATE INCOME TAX (continued)**26.1 CIT expense**

A reconciliation between the (loss) profit before tax as disclosed in the interim separate income statement and current taxable profit is presented below:

	VND'000	
	Current period	Previous period
Accounting (loss) profit before tax	(22,258,906)	71,249,501
<i>Adjustments</i>		
Non-deductible expenses	5,801,690	1,184,152
Foreign exchange differences	(27,722,925)	(150,531,740)
Adjustment related to Decree No. 20/2025/ND-CP (*)	36,798,228	51,639,532
Estimated current taxable loss	(7,381,913)	(26,458,555)
Tax loss carried forward to future periods	7,381,913	26,458,555
Estimated current CIT	-	-
CIT over-paid at beginning of the period	(285,831)	(285,831)
CIT over-paid	(285,831)	(285,831)

(*) In accordance with the Decree No. 20/2025/ND - CP dated 10 February 2025 prescribing tax administration for enterprises having related-party transactions issued by the Government, the Company has recorded an increase in non-deductible expenses when determining taxable income for corporate income tax this year with a total value of VND'000 36,798,228.

26.2 Current tax

The current tax payable is based on taxable income or tax loss for the Current period. The taxable income or tax loss of the Company for the period differs from the accounting profit or loss before tax in the interim separate income statement because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are not taxable or deductible. The Company's liability for current tax is calculated using tax rates that have been enacted at the end of reporting period.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

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

26. CORPORATE INCOME TAX (continued)**26.3 Tax losses carried forward**

The Company is entitled to carry each individual tax loss forward to offset against taxable profits arising within five (5) consecutive years subsequently to the period in which the loss was incurred. As at the end of reporting period, the Company had accumulated tax losses of VND 15,163,329 (31 December 2025: VND'000 7,781,416) available for offset against future taxable profits. Details are as follows:

VND'000

Originating year	Can be utilized up to	Tax loss amount (*)	Utilised up to 30 June 2026	Forfeited	Unutilised up to 30 June 2026
2024	2029	6,825,192	-	-	6,825,192
2025	2030	956,224	-	-	956,224
2026	2031	7,381,913	-	-	7,381,913
TOTAL		15,163,329	-	-	15,163,329

(*) Estimated tax loss as per the Company's corporate income tax declaration for the period ended 30 June 2026 has not been audited by the local tax authorities as of the date of these interim separate financial statements.

No deferred tax assets were recognised in respect of the said tax loss because future taxable income cannot be ascertained at this stage.

26.4 Interest expense exceeds the prescribed threshold

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

VND'000

Originating year	Can be used as deductible interest expense up to	Non-deductible interest expenses incurred (i)	Non-deductible interest expense carried forward to following years by 30 June 2026	Non-deductible interest expense available to be carried forward as at 30 June 2026
2024	2029	20,003,206	-	20,003,206
2025	2030	199,996,875	-	199,996,875
2026	2031	36,798,228	-	36,798,228
TOTAL		256,798,309	-	256,798,309

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

No deferred tax assets were recognised in respect of the said remaining non-deductible interest expense because of the uncertainty in predicting whether this non-deductible interest expense will be carried forward in the remaining time limit or not.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

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

27. RELATED PARTY DISCLOSURES

List of related parties that have a controlling relationship with the Company other related parties that have transactions with the Company as at 30 June 2026 is as follows:

<i>Related party</i>	<i>Relationship</i>
Mr Tran Ba Duong	Chairman of the BoD
Mr Tran Bao Son	Member of the BoD cum General Director
Mr Phan Ba Cuong	Deputy General Director
Ms Vo Thi My Hanh (resigned on 24 April 2026)	Non-executive member of the BoD
Mr Bui Minh Khoa	Non-executive member of the BoD
THACO	Major shareholder and company with the common members of the BoD
THACO AGRI	Company with the common members of the BoD
HAG (no longer a related party from 16 January 2026)	Company with the common members of the BoD
HA Attapeu	Subsidiary
HA Oyadav	Subsidiary
HAQM Laos	Subsidiary
HA Rattanakiri	Subsidiary
CRD	Subsidiary
Heng Brothers	Subsidiary
Southern Laos	Subsidiary
Truong Hai International Logistics Company Limited ("Thilogi")	Subsidiary of a company with common members of the BoD
Thilogi Indochina Transport Company Limited ("Thilogi Indochina")	Subsidiary of a company with common members of the BoD
Thaco Auto Distribution Company Limited ("Thaco Auto Distribution")	Subsidiary of a company with common members of the BoD
Trung Nguyen Cattle Breeding Company Limited ("Trung Nguyen Cow")	Subsidiary of a company with common members of the BoD
Thadico Civil and Industrial Construction Company Limited ("Thadicons")	Subsidiary of a company with common members of the BoD
Thaco Auto Gia Lai Company Limited ("Thaco Auto Gia Lai")	Subsidiary of a company with common members of the BoD
Daun Penh Agrico Co., Ltd. ("Daun Penh")	Subsidiary of a company with common members of the BoD
Hoang Anh Andong Meas Co., Ltd. ("HA Andong Meas")	Subsidiary of a company with common members of the BoD
Hoang Anh Lumphat One Member Co., Ltd. ("HA Lumphat")	Subsidiary of a company with common members of the BoD
Thiskyhall Wedding and Convention Company Limited ("Thiskyhall")	Subsidiary of a company with common members of the BoD
Bidiphar	Associate

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

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

27. RELATED PARTY DISCLOSURES (continued)

List of related parties that have a controlling relationship with the Company other related parties that have transactions with the Company as at 30 June 2026 is as follows: (continued)

<i>Related party</i>	<i>Relationship</i>
Thagrico Cao Nguyen Fruit Co., Ltd ("Thagrico Cao Nguyen")	Subsidiary of a company with common members of the BoD
Thadico Construction Of Agriculture and Industry Company Limited ("Thadico")	Subsidiary of a company with common members of the BoD
Thaco Chu Lai Mechanical Complex Limited Liability Company ("Chu Lai Mechanical")	Subsidiary of a company with common members of the BoD
Thaco Chu Lai Packaging Manufacturing Company Limited ("Thaco Packaging")	Subsidiary of a company with common members of the BoD
Thaco Specialized Equipments Manufacturing Limited Liability Company ("Thaco Specialized Equipments")	Subsidiary of a company with common members of the BoD
Thaco Industries Mechanical and Electrical Refrigeration Limited Liability Company ("Thaco ID M&E")	Subsidiary of a company with common members of the BoD
Eastern Rubber Co., Ltd (Cambodia) ("Eastern Rubber")	Subsidiary of a company with common members of the BoD
Chu Lai - Truong Hai Steel Limited Liability Company ("Chu Lai Steel")	Subsidiary of a company with common members of the BoD
Thilogi Transportation Limited Liability Company ("Thilogi Trans")	Subsidiary of a company with common members of the BoD
Thaco Plastic Components Manufacturing Limited Liability Company ("Thaco Plastic Components")	Subsidiary of a company with common members of the BoD
Thilogi Laos Cross Border Trucking Sole Company Limited ("Thilogi Laos")	Subsidiary of a company with common members of the BoD
Thaco Special Vehicles Manufacturing Limited Company ("Thaco Special Vehicles")	Subsidiary of a company with common members of the BoD
Thaco Auto Distribution Company Limited ("Thaco Auto Distribution")	Subsidiary of a company with common members of the BoD
Thaco Industries Trailers and Heavy Steel Structures Manufacturing Limited Liability Company ("Thaco Industries Trailers")	Subsidiary of a company with common members of the BoD
Thilogi Packing & Unpacking Limited Liability Company ("Thilogi Packing")	Subsidiary of a company with common members of the BoD
Thagri Lao Agriculture Construction Sole Co., Ltd ("Thagrics Laos")	Subsidiary of a company with common members of the BoD
Chu Lai Gloves Manufacturing Joint Stock Company ("Thaco Gloves")	Subsidiary of a company with common members of the BoD
Bidiphar	Associate

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

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

27. RELATED PARTY DISCLOSURES (continued)

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

Related party	Transactions	VND'000	
		Current period	Previous period
Thaco Agri	Interest expenses	388,721,141	362,991,096
	Purchase of goods	321,407,065	211,312,272
	Borrowings	295,820,000	273,658,627
	Advances for purchase of goods	236,500,000	-
	Offsetting loan	163,567,696	-
	Sale of goods	41,998,255	40,905,000
	Rendering of services	660,000	-
	Collection on behalf	120,000	-
Southern Laos	Sale of goods	316,852,524	6,677,017
	Offsetting	130,389,123	-
	Goods lending	45,196,874	-
	Payment on behalf	13,415,844	70,000
	Purchase of goods	3,439,709	-
	Interest income	730,061	-
HA Attapeu	Interest income	263,700,769	211,073,628
	Purchase of goods	24,112,144	20,428,745
	Sale of goods	-	218,257,406
	Offsetting loan	-	59,393,846
Thadicons	Offsetting	101,600,000	-
	Purchase of service	11,411	-
HA Oyadav	Interest income	40,230,074	31,093,469
HA Rattanakiri	Interest income	36,858,426	24,287,909
HAQM Laos	Interest income	28,473,611	18,623,272
	Purchase of goods	6,807,141	25,052,759
Thaco Auto	Purchase of goods	21,944,444	-
Thiskyhall	Purchase of services	128,625	-
Trung Nguyen Cow	Sale of goods	83,520	-
Bidiphar	Dividend	-	26,144,558
THACO	Purchase of fixed asset	-	4,390,909
Thaco Auto Distribution	Purchase of goods	-	1,659,259

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

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

27. RELATED PARTY DISCLOSURES (continued)

Amounts due from related parties were as follows:

		VND'000	
Related party	Transactions	Ending balance	Beginning balance
Short-term trade receivables			
HA Attapeu	Sale of goods	2,241,917,806	2,234,838,783
Southern Laos	Sale of goods	632,929,238	308,406,115
HAQM Laos	Sale of goods	50,362,122	50,203,100
HA Oyadav	Sale of goods	39,901,801	39,775,808
CRD	Sale of goods	12,517,198	12,477,674
Trung Nguyen Cow	Sale of goods	83,520	-
TOTAL		2,977,711,685	2,645,701,480
Short-term held-to-maturity investments (*)			
HA Attapeu	Lending	6,162,522,123	4,851,032,056
	Lending interest	3,160,433,325	1,126,643,044
HA Rattanakiri	Lending	805,908,354	805,908,354
	Lending interest	36,858,426	-
HAQM Laos	Lending	620,432,694	620,432,694
	Lending interest	292,916,240	192,136,113
HA Oyadav	Lending	591,431,340	591,431,340
	Lending interest	49,293,780	9,063,706
Southern Laos	Lending	19,119,781	-
	Lending interest	1,726,334	-
TOTAL		11,740,642,397	8,196,647,307
(*) Short-term held-to-maturity investments represented the unsecured short-term loans to related parties with maturity terms from 5 July 2026 to 14 June 2027, and at average interest rates from 7.1% p.a to 10.05% p.a.			
Short-term advances to suppliers			
HA Attapeu	Purchase of goods	775,337,704	799,719,387
HAQM Laos	Purchase of goods	621,955,936	628,803,233
Southern Laos	Purchase of goods	5,907,108	-
TOTAL		1,403,200,748	1,428,522,620

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

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

27. RELATED PARTY DISCLOSURES (continued)

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

		VND'000	
<i>Related party</i>	<i>Transactions</i>	<i>Ending balance</i>	<i>Beginning balance</i>
<i>Other short-term receivables</i>			
HA Attapeu	Offsetting	2,083,656,424	2,045,276,071
	Payment on behalf	179,570,338	178,344,427
Southern Laos	Offsetting	138,560,766	-
	Payment on behalf	55,038,411	47,643,823
CRD	Offsetting	90,481,774	90,196,071
THACO AGRI	Offsetting	63,317,048	63,317,049
HAQM Laos	Offsetting	22,594,783	22,531,508
	Payment on behalf	1,110,999	1,110,999
HA Rattanakiri	Payment on behalf	45,934	-
HA Oyadav	Payment on behalf	37,091	-
TOTAL		<u>2,634,413,568</u>	<u>2,448,419,948</u>
<i>Other long-term receivables</i>			
Southern Laos	Offsetting	28,789,123	-
	Goods lending	24,731,641	7,703,577
HA Attapeu	Other receivables	31,508,225	1,768,048,888
TOTAL		<u>85,028,989</u>	<u>1,888,959,327</u>
<i>Long-term held-to-maturity investments (**)</i>			
HA Oyadav	Lending	262,454,605	262,454,605
	Lending interest	8,495,339	8,495,339
HA Attapeu	Lending interest	-	1,768,048,888
	Lending	-	1,308,827,599
HAQM Laos	Lending interest	-	72,306,516
Southern Laos	Lending	-	19,119,781
	Lending interest	-	996,272
TOTAL		<u>270,949,944</u>	<u>3,440,248,999</u>

(**) Long-term held-to-maturity investments represented unsecured long-term loans amount to related companies with repayment year at 24 December 2028 and with interest rates at 10.1% p.a.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

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

27. RELATED PARTY DISCLOSURES (continued)

Amounts due to related parties were as follows:

		VND'000	
<i>Related party</i>	<i>Transactions</i>	<i>Ending balance</i>	<i>Beginning balance</i>
Short-term trade payables			
Thaco Auto Distribution	Purchase of goods	60,825,000	46,163,000
Thaco Auto Gia Lai	Purchase of goods	18,960,000	-
Thilogi Indochina	Purchase of goods	2,253,605	3,770,768
THACO	Purchase of fixed asset	1,830,000	4,830,000
THACO AGRI	Purchase of goods	-	68,951,680
Other related parties	Purchase of services	140,795	2,840,000
TOTAL		84,009,400	126,555,448
Long-term trade payables			
THACO AGRI	Purchase of goods	324,300,177	430,876,918
Short-term advances from a customer			
THACO AGRI	Purchase of goods	689,579,583	440,043,118
Short-term accrual expenses			
THACO AGRI	Interest payables	2,231,791,527	1,843,202,157
	Others	3,385	-
TOTAL		2,231,794,912	1,843,202,157
Other short-term payables			
HA Rattanakiri	Offsetting	133,363,752	133,825,446
Heng Brothers	Offsetting	10,640,112	10,676,947
THACO AGRI	Borrowing	10,589,906	10,475,371
HA Attapeu	Collecting on behalf	7,648,200	7,648,200
TOTAL		162,241,970	162,625,964
Other long-term payables			
Heng Brothers	Offsetting	32,598,358	32,711,211
Short-term loans			
THACO AGRI	Loans	9,064,874,588	9,064,874,588
Long-term loans			
THACO AGRI	Loans	971,961,223	512,573,527

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

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

27. RELATED PARTY DISCLOSURES (continued)***Transactions with other related parties***

Remuneration including salaries, bonuses and other benefits paid to members of the Board of Directors, the Board of Supervisors and management was as follows:

		VND'000	
Name	Position	Remunerations	
		Current period	Previous period
Board of Directors and management			
Mr Tran Ba Duong	Chairman	-	-
Mr Doan Nguyen Duc (resigned on 25 April 2025)	Vice Chairman	36,000	144,000
Mr Tran Bao Son	Member/ General Director	-	-
Mr Phan Ba Cuong	Deputy General Director	-	-
Mr Nguyen Hoang Phi (resigned on 25 April 2025)	Member/Deputy General Director	-	-
Ms Vo Thi My Hanh (resigned on 24 April 2026)	Member	90,000	-
Mr Bui Minh Khoa	Member	-	-
Board of Supervisors			
Mr Tran Thanh Duy	Head	-	-
Mr Nguyen Xuan Viet	Member	-	-
Ms Bui Thi Lieu	Member	-	-
TOTAL		126,000	144,000

28. CAPITAL CONTRIBUTION COMMITMENT

As at 30 June 2026, the Company had an outstanding capital contribution commitment of USD 400,000,000 to Southern Loas for the implementation of a large-scale investment project involving fruit tree cultivation and cattle breeding in Attapeu and Sekong provinces, Laos.

29. ITEMS OUTSIDE THE INTERIM SEPARATE STATEMENT OF FINANCIAL POSITIONS

	Ending balance	Beginning balance
Foreign currency - USD	2,026	2,124
Written-off bad debts (VND'000)	44,687,943	44,687,943

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)

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

30. RECLASSIFICATION OF THE CORRESPONDING FIGURES IN ACCORDANCE WITH REQUIREMENTS OF CIRCULAR 99

Certain corresponding figures in the financial statements have been reclassified to conform with the presentation requirements under Circular 99 due to first time adoption (Note 3.1) for the current period's interim separate financial statements. Details are as follows:

	Beginning balance (as previously presented)	Restated	VND'000 Beginning balance (as restated)
INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION			
Short-term held-to-maturity investments	-	8,196,647,307	8,196,647,307
Short-term loan receivables	6,868,804,444	(6,868,804,444)	-
Other short-term receivables	3,776,667,178	(1,327,842,862)	2,448,824,316
Long-term held-to-maturity investments	-	5,548,043,863	5,548,043,863
Long-term loan receivables	3,698,196,849	(3,698,196,849)	-
Other long-term receivables	1,888,959,326	(1,849,847,014)	39,112,312
	<i>Previous period (as previously presented)</i>	<i>Restated</i>	<i>Previous period balance (as restated)</i>

INTERIM SEPARATE CASH FLOW STATEMENT

Profit from investing activities	(285,414,204)	3,555	(285,410,649)
Interest received	3,555	(3,555)	-

31. EVENT AFTER THE REPORTING PERIOD

In 6 July 2026, according to Board of Management's Resolution No. 07/26/NQ-HĐQT/HAGL Agrico, the management approved the merger of HAQM and HA Attapeu into Southern Laos, aiming to streamline the group structure and improve operational efficiency. As at the date of these interim separate financial statements, the merger process is still in progress and has not yet been completed.

Except for the aboved event, there is no other matter or circumstance that has arisen since the end of reporting period that requires adjustment or disclosure in the interim separate financial statements of the Company.

PREPARER


Phan Xuan Hong Linh

CHIEF ACCOUNTANT


Do Vu Hai Ha

LEGAL REPRESENTATIVE



Approved, 28 August 2026


Phan Ba Cuong

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