



No. 05/2023/CV-HAGL

(Re: Interpretation of the separate financial statements Quarter IV/2022)

THE SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness



Gia Lai, 30th January, 2023

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

Hoang Anh Gia Lai Joint Stock Company (“**the Company**”) and (stock code: HAG) would like interpret losses and fluctuations in business results in the reviewed interim separate financial statements 2021 as follows:

I. Interpretation of fluctuations in business results in the interim separate financial statements 2021 and the reviewed interim separate financial statements 2020:

VND billion

| Item | Separate FS Quarter IV/2022 | Separate FS Quarter IV/2021 | Movement |
|-----------------------------------|-----------------------------|-----------------------------|----------|
| Profit after corporate income tax | 259 | 100 | 159 |

1. Operating activities

- Revenue from sale of goods and rendering of services during the period decreased by 15 VND billion as compared against the same period of 2021 (Quarter IV/2021: 36 VND billion; Quarter IV/2022: 20 VND billion).
- Cost of goods sold during the period decreased by 20 VND billion as compared against the same period of 2021 (Quarter IV/2021: 37 VND billion; Quarter IV/2022: 17 VND billion).
- Administrative expense during the period decreased by 558 VND billion as compared against the same period of 2021 (Quarter IV/2021: 162VND billion; Quarter IV/2022: (396) VND billion). It is mainly due to the Group’s increase in the reversal of provisions for receivables.

2. Financing activities

- Financial expenses in the period increased by 415 VND billion as compared against the same period of 2021 (Quarter IV/2021: 151 VND billion; Quarter IV/2022: 264 VND billion). It was mainly due to the Group’s increase in the provisions for investments in HNG company group in Quarter IV/2022.

Above is the Company’s interpretation of the reviewed interim separate financial statements 2021.

Yours faithfully,

Recipients:

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

**HOANG ANH GIA LAI JOINT STOCK
COMPANY
GENERAL DIRECTOR**

VO TRUONG SON



Hoang Anh Gia Lai Joint Stock Company

Separate Financial Statements
(Financial statements of the parent company)

Quarter IV/2022

Công ty Cổ phần Hoàng Anh Gia Lai

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SEPARATE FINANCIAL STATEMENTS

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SEPARATE BALANCE SHEET
31 December 2022

VND '000

| Code | ASSETS | Notes | 31/12/2022 | 31/12/2021 |
|------------|--|-----------|-----------------------|-----------------------|
| 100 | A. CURRENT ASSETS | | 5,871,952,926 | 6,967,652,653 |
| 110 | I. Cash | 4 | 30,395,139 | 22,056,536 |
| 111 | 1. Cash | | 30,395,139 | 22,056,536 |
| 130 | II. Short-term receivables | | 5,825,989,180 | 6,926,613,386 |
| 131 | 1. Short-term trade receivables | 5 | 368,312,069 | 373,244,832 |
| 132 | 2. Short-term advances to suppliers | 6 | 296,177,641 | 288,489,472 |
| 135 | 3. Short-term loans receivables | 7 | 3,907,174,219 | 6,254,554,481 |
| 136 | 4. Other short-term receivables | 8 | 2,224,700,930 | 1,337,364,887 |
| 137 | 5. Provision for short-term doubtful receivables | | (970,375,679) | (1,327,040,286) |
| 140 | III. Inventories | 9 | 7,421,756 | 13,515,511 |
| 141 | 1. Inventories | | 9,763,331 | 17,218,916 |
| 149 | 2. Provision for obsolete inventories | | (2,341,575) | (3,703,405) |
| 150 | IV. Other current assets | | 8,146,851 | 5,467,220 |
| 151 | 1. Short-term prepaid expenses | | 2,891,348 | 66,189 |
| 152 | 2. Value-added tax deductible | | 2,127,924 | 2,273,452 |
| 153 | 3. Tax and other receivables from the State | | 3,127,579 | 3,127,579 |
| 200 | B. NON-CURRENT ASSETS | | 9,206,651,614 | 7,994,976,094 |
| 210 | I. Long-term receivables | | 2,574,481,630 | 2,092,255,262 |
| 215 | 1. Long-term loan receivables | 7 | 2,334,493,923 | 2,458,562,524 |
| 216 | 2. Other long-term receivables | 8 | 239,987,707 | 233,981,241 |
| 219 | 3. Provision for long-term doubtful receivables | | - | (600,288,503) |
| 220 | II. Fixed assets | | 171,171,202 | 178,264,309 |
| 221 | 1. Tangible fixed assets | 10 | 145,893,023 | 152,986,130 |
| 222 | Cost | | 290,159,528 | 290,323,802 |
| 223 | Accumulated depreciation | | (144,266,505) | (137,337,672) |
| 227 | 2. Intangible fixed assets | 11 | 25,278,179 | 25,278,179 |
| 228 | Cost | | 40,450,152 | 40,450,152 |
| 229 | Accumulated amortization | | (15,171,973) | (15,171,973) |
| 230 | III. Investment properties | 12 | 59,975,442 | 62,606,294 |
| 231 | 1. Cost | | 74,075,831 | 74,075,831 |
| 232 | 2. Accumulated depreciation | | (14,100,389) | (11,469,537) |
| 240 | IV. Long-term assets in progress | | 13,668,221 | 11,446,697 |
| 242 | 1. Construction in progress | | 13,668,221 | 11,446,697 |
| 250 | V. Long-term financial investments | | 6,374,664,374 | 5,639,516,596 |
| 251 | 1. Investments in subsidiaries | 13.1 | 6,690,982,169 | 4,517,882,169 |
| 252 | 2. Investments in associates | | 5,000,000 | 5,000,000 |
| 253 | 3. Investments in other entities | 13.2 | 1,048,791,081 | 1,779,986,721 |
| 254 | 4. Provision for long-term financial investments | 13 | (1,370,108,876) | (663,352,294) |
| 260 | VI. Other long-term assets | | 12,690,745 | 10,886,936 |
| 261 | 1. Long-term prepaid assets | 14 | 9,777,680 | 10,281,779 |
| 262 | 2. Deferred tax assets | | 2,913,065 | 605,157 |
| 270 | TOTAL ASSETS | | 15,078,604,540 | 14,962,628,747 |

SEPARATE BALANCE SHEET (continued)
31 December 2022

VND '000

| Code | RESOURCES | Note | 31/12/2022 | 31/12/2021 |
|------------|--|-------------|-----------------------|-----------------------|
| 300 | C. LIABILITIES | | 9,038,428,059 | 9,124,960,278 |
| 310 | I. Current liabilities | | 4,461,794,379 | 3,514,294,112 |
| 311 | 1. Short-term trade payables | 15 | 271,216,702 | 217,956,730 |
| 312 | 2. Short-term advances from customers | 16 | 10,440,337 | 9,815,154 |
| 313 | 3. Tax and other receivables from the State | 17 | 2,954,201 | 2,449,134 |
| 314 | 4. Payables to employees | | 9,444,647 | 9,329,446 |
| 315 | 5. Short-term accrued expenses | 18 | 2,574,335,698 | 1,981,131,695 |
| 318 | 6. Short-term unearned revenues | | - | 81,818 |
| 319 | 7. Other short-term payables | 19 | 123,189,894 | 99,841,873 |
| 320 | 8. Short-term loans | 20 | 1,470,109,390 | 1,193,584,752 |
| 322 | 9. Bonus and welfare fund | | 103,510 | 103,510 |
| 330 | II. Non-current liabilities | | 4,576,633,680 | 5,610,666,166 |
| 333 | 1. Long-term accrued expenses | 18 | 490,236,779 | 653,649,038 |
| 337 | 2. Other long-term liabilities | 19 | 7,666,626 | 7,666,626 |
| 338 | 3. Long-term loans | 20 | 4,073,365,440 | 4,943,908,006 |
| 342 | 4. Provision for long-term liabilities | | 5,364,835 | 5,442,496 |
| 400 | D. OWNER'S EQUITY | | 6,040,176,481 | 5,837,668,469 |
| 410 | I. Owner's equity | 21.1 | 6,040,176,481 | 5,837,668,469 |
| 411 | 1. Share capital | | 9,274,679,470 | 9,274,679,470 |
| 411a | - Shares with voting rights | | 9,274,679,470 | 9,274,679,470 |
| 415 | 2. Treasury shares | | (686,640) | (686,640) |
| 418 | 3. Investment and development fund | | 279,895,303 | 279,895,303 |
| 421 | 4. Undistributed earnings (accumulated losses) | | (3,513,711,652) | (3,716,219,664) |
| 421a | - Undistributed earnings (accumulated losses) up to the prior period | | (3,718,871,664) | (3,415,894,804) |
| 421b | - Undistributed losses after tax of the current period | | 205,160,012 | (300,324,860) |
| 440 | TOTAL LIABILITIES AND OWNERS' EQUITY | | 15,078,604,540 | 14,962,628,747 |

 Nguyen Thi Hanh Thuong
Preparer

 Le Truong Y Tram
Chief Accountant

 Vo Truong Son
General Director

30th January, 2023

SEPARATE INCOME STATEMENTS
Quarter IV/2022

VND '000

| Code | ITEM | Note | Quarter IV | | Accumulated from the beginning of the year | |
|------|--|------|---------------|---------------|--|-----------------|
| | | | Current year | Previous year | Current year | Previous year |
| 01 | 1. Revenues from sale of goods and rendering of services | 22.1 | 20,257,642 | 35,751,658 | 119,579,061 | 256,060,554 |
| 02 | 2. Deductions | 22.1 | - | (455,799) | - | (3,711,538) |
| 10 | 3. Net revenues from sale of goods and rendering of services | 22.1 | 20,257,642 | 35,295,859 | 119,579,061 | 252,349,016 |
| 11 | 4. Costs of goods sold | 23 | (17,161,131) | (37,104,802) | (107,832,411) | (245,921,405) |
| 20 | 5. Gross profit from sale of goods and rendering of services | | 3,096,511 | (1,808,943) | 11,746,650 | 6,427,611 |
| 21 | 6. Financial income | 22.2 | 124,267,267 | 122,944,049 | 514,545,568 | 938,548,947 |
| 22 | 7. Financial expenses | 24 | (263,722,562) | 151,057,332 | (1,180,107,387) | (1,128,776,453) |
| 23 | <i>In which: interest expenses</i> | | (110,882,464) | (122,125,239) | (473,210,252) | (526,273,114) |
| 25 | 8. Selling expenses | 25 | (779,110) | (394,609) | (2,348,304) | (13,347,097) |
| 26 | 9. General and administrative expenses | 26 | 395,786,155 | (162,280,114) | 889,382,765 | (87,840,362) |
| 30 | 10. Operating profit (loss) | | 258,648,261 | 109,517,715 | 233,219,292 | (284,987,354) |
| 31 | 11. Other income | 27 | 1,349,772 | 266,229 | 2,163,275 | 933,629 |
| 32 | 12. Other expenses | 27 | (1,415,559) | (7,895,940) | (32,530,463) | (16,852,231) |
| 40 | 13. Other profit (loss) | 27 | (65,787) | (7,629,711) | (30,367,188) | (15,918,602) |

BÁO CÁO KẾT QUẢ HOẠT ĐỘNG KINH DOANH TỔNG HỢP (tiếp theo)
 Quý IV năm 2022

VND '000

| Code | ITEM | Note | Quarter IV | | Accumulated from the beginning of the year | |
|------|--|------|--------------|---------------|--|---------------|
| | | | Current year | Previous year | | |
| 50 | 14. Accounting loss before tax | | 258,582,474 | 101,888,004 | 202,852,104 | (300,905,956) |
| 52 | 15. Deferred income tax benefits | | - | (1,849,718) | 2,307,908 | 581,096 |
| 60 | 16. (Loss) profit after corporate income tax | | 258,582,474 | 100,038,286 | 205,160,012 | (300,324,860) |

 Nguyen Thi Hanh Thuong
 Preparer

 Le Truong Y Tram
 Chief Accountant

 Vo Truong Son
 General Director

30th January, 2023

SEPARATE CASH FLOW STATEMENT
Quarter IV/2022

VND '000

| Code | ITEM | Note | Accumulated from the beginning of the year | |
|-----------|--|----------|--|----------------------|
| | | | Current year | Previous year |
| | I. CASH FLOW FROM OPERATING ACTIVITIES | | | |
| 01 | Accounting (loss) profit before tax | | 202,852,104 | (300,905,956) |
| | <i>Adjustments for:</i> | | | |
| 02 | Depreciation of fixed assets and Investment properties | 10,11,12 | 9,762,030 | 12,292,727 |
| 03 | Provisions | | (251,558,358) | 609,810,278 |
| 04 | (Profit) Loss on foreign exchange difference | | (11,229,603) | 4,942,949 |
| 05 | Profit from investing activities | | (503,588,447) | (938,150,264) |
| 06 | Interest expenses | 24 | 473,210,252 | 526,273,114 |
| 07 | Other adjustments | | - | 1,759,667 |
| 08 | Operating profit (loss) before changes in working capital | | (80,552,022) | (83,977,485) |
| 09 | Increase (decrease) in receivables | | 27,161,204 | (36,932,428) |
| 10 | Decrease (increase) in inventories | | 7,455,585 | 5,845,028 |
| 11 | Increase in payables | | 69,837,358 | (55,107,844) |
| 12 | Increase in prepaid expenses | | (2,321,060) | 1,162,502 |
| 14 | Interest paid | | (31,233,613) | (40,338,762) |
| 17 | Other cash outflows for operating activities | | (2,652,000) | (1,485,000) |
| 20 | Net cash flows used in operating activities | | (12,304,548) | (210,833,989) |
| | II. LƯU CHUYỂN TIỀN TỪ HOẠT ĐỘNG ĐẦU TƯ | | | |
| 21 | Purchases and construction of fixed assets | | (38,071) | (279,206) |
| 23 | Loans to other entities | | (986,081,270) | (3,738,789,717) |
| 24 | Collections from borrowers | | 795,441,062 | 1,805,180,750 |
| 25 | Loans to other entities | | (27,500,000) | (108,511,316) |
| 26 | Proceeds from sale of investments in other entities | | 792,676,940 | 3,224,851,488 |
| 27 | Interest and dividends received | | 51,144,490 | 14,863,932 |
| 30 | Net cash flows from investing activities | | 625,643,151 | 1,197,315,931 |

SEPARATE CASH FLOW STATEMENT (continued)
Quarter IV/2022

VND '000

| Code | ITEM | Note | Accumulated from the beginning of the year | |
|------|---|------|--|----------------------|
| | | | Current year | Current year |
| | III. CASH FLOWS FROM FINANCING ACTIVITIES | | | |
| 34 | Borrowings repaid | | (605,000,000) | (983,142,898) |
| 40 | Net cash flows (used in) from financing activities | | (605,000,000) | (983,142,898) |
| 50 | Net cash flows | | 8,338,603 | 3,339,044 |
| 60 | Cash at beginning of the year | 4 | 22,056,536 | 18,717,492 |
| 70 | Cash at the end of the year | 4 | 30,395,139 | 22,056,536 |

 Nguyen Thi Hanh Thuong
Preparer

 Le Truong Y Tram
Chief Accountant

 Vo Truong Son
General Director

30th January, 2023

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
Quarter IV/2022**1. THE COMPANY**

Hoang Anh Gia Lai Joint Stock Company (“the Company”) is a joint stock company incorporated under the Law on Enterprise of Vietnam pursuant to Business Registration Certificate (“BRC”) No. 3903000083 issued by the Department of Planning and Investment of Gia Lai Province on 1 June 2006, and as amended.

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

At 31/12/2022, Công ty có seven (7) direct subsidiaries three (3) indirect subsidiaries, one (1) associate and four (4) branches.

The current principal activities of the Company are investment management; trading variety of fruits, trading machinery and tools for cultivation and livestock; agricultural services; mechanics; and hotel operation;

The Company’s head office is located at 15 Truong Chinh Street, Phu Dong Ward, Pleiku City, Gia Lai Province, Vietnam.

2. BASIS OF PREPARATION**2.1 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 System and Vietnamese Accounting Standards issued by the Ministry of Finance as per:

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

Accordingly, the separate financial statements including their utilization 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 separate financial position and separate results of operations and separate cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

2.2 Applied accounting documentation

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

2.3 Fiscal year

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

The separate financial statements of Quarter IV/2022 are prepared for the period from 1/10/2022 to 31/12/2022.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
Quarter IV/2022**2. BASIS OF PREPARATION** (continued)**2.4 Accounting currency**

The separate financial statements are prepared in VND which is also the Company's accounting currency.

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

The provision for doubtful debts represents amounts of outstanding receivables which are doubtful of being recovered at the balance sheet date, in accordance with the guidance under Circular No. 228/2009/TT-BTC issued by Department of Finance on 7 March, 2009 ("Circular 228"). Increases or decreases to the provision balance are recorded as general and administrative expenses in the separate income statement.

3.3 Inventories

Inventories are stated at the lower of cost incurred to bring 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 and construction materials, tools and supplies and merchandise goods | - Actual cost on a weighted average basis. |
| Finished goods and work-in-process | - Cost of direct materials and labor plus attributable overheads based on the normal level of activities. |

Provision for obsolete inventories

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

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

3.4 Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

The costs of tangible fixed assets consist of their purchase prices and any directly attributable costs of bringing the tangible fixed assets to the working condition for their intended use.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
Quarter IV/2022

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.4 Tangible fixed assets (continued)

Expenditures for additions, improvements and renewals are capitalized; and expenditures for maintenance and repairs are charged to the separate income statement when 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 separate income statement.

3.5 Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortization.

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

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

Land use rights

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

Computer software

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

3.6 Depreciation and amortization

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

| | |
|--------------------------|--------------|
| Buildings and structures | 5 - 50 years |
| Machinery and equipment | 5 - 15 years |
| Means of transportation | 6 - 10 years |
| Office equipment | 3 - 10 years |
| Perennial trees | 7 years |
| Computer software | 8 years |
| Other assets | 6 years |

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
Quarter IV/2022**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (continued)**3.7 Investment properties**

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

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

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

| | |
|--------------------------|---------------|
| Buildings and structures | 23 - 43 years |
|--------------------------|---------------|

Investment properties are derecognized when either they have been disposed of or the investment properties are permanently withdrawn from use and no future economic benefit is expected from their disposals.

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

3.8 Construction in progress

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

3.9 Leased assets

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

Where the Company is the lessee

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

Where the Company is the lessor

Assets subject to operating leases are included as the Company's investment properties in the separate balance sheet. Initial direct costs incurred in negotiating an operating lease are recognized in the separate income statement as incurred.

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

Where long-term leased assets meet conditions, one-time revenues for all rentals received in advance are recognized in accordance with Circular 200/2014/TT-BTC.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
Quarter IV/2022**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (continued)**3.10 Borrowing costs**

Borrowing costs consist of interests and other costs incurred in direct connection with the borrowing of fund.

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

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

3.11 Prepaid expenses

Prepaid expenses are reported as short-term and long-term prepaid expenses on the separate balance sheet which mainly include costs of tools and supplies and land rentals. They are amortized over the period for which the amounts are paid and which relates to economic benefits generated from these expenses.

The following expenses are charged in long-term prepaid expenses and to be gradually amortized in the separate income statement.

- ▶ Prepaid land rentals are amortized over the years of land lease; and
- ▶ Tools and supplies are amortized to the separate income statement in a maximum period of three (3) years.

3.12 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 recognized in the separate income statement. Distributions from sources other than from such profits are considered a recovery of investment and are deducted to the cost of the investment.

Investments in associates

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

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

Investments in other entities

Investments in other entities are stated at their acquisition costs.

Provision for diminution in value of investments

Provision is made for any diminution in the value of investments at the balance sheet date in accordance with the guidance under Circular No. 228/2009/TT-BTC dated 7 March 2009 and Circular No. 89/2013/TT-BTC dated 26 June 2013 issued by the Ministry of Finance. Increases and decreases to the provision balance are recorded as financial expenses in the separate income statement.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
Quarter IV/2022**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (continued)**3.13 Payables and accruals**

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

3.14 Accrual for severance pay

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

This accrued severance pay is used to settle the termination allowance to be paid to employees upon termination of their labor contracts following Article 48 of the Labor Code.

3.15 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 transactions of commercial banks designated for payment; and;
- ▶ Payments for assets or expenses without liabilities initially being recognized are recorded at the buying exchange rates of the commercial banks that process these payments.

At the balance sheet date, monetary balances denominated in foreign currencies are translated at the actual transaction exchange rates as follows:

- ▶ Monetary assets are translated at buying exchange rate of the commercial bank where the Company conducts transactions regularly; and
- ▶ Monetary liabilities are translated at selling exchange rate of the commercial bank where the Company conducts transactions regularly.

All foreign exchange differences incurred during the period and arising from the revaluation of monetary accounts denominated in foreign currency at period-end are taken to the interim separate income statement.

3.16 Treasury shares

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

3.17 Appropriation of net profit

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
Quarter IV/2022**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (continued)**3.17 Appropriation of net profit** (continued)

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

▶ *Investment and development fund*

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

▶ *Welfare fund*

This fund is set aside for the purpose of common benefits, improvement of the employees' benefits, social activities and presented as a liability on the interim separate balance sheet.

3.18 Revenue recognition

Revenue is recognized 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 recognized:

Sale of goods

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

Rendering of services

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

Interest

Revenue is recognized as the interest accrues (taking into account the return on assets) unless collectability is in doubt.

Rental income

Rental income arising from operating leases is accounted for on a straight-line basis in the interim separate income statement over the lease terms on ongoing leases.

Dividend income

Income is recognized when the Company's entitlement as an investor to receive the dividend is established.

Income from disposal of investments

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

Construction contracts

Where the outcome of a construction contract can be estimated reliably and certified by customers, related revenue and costs are recognized by reference to the amount of work completed at the balance sheet date. Variations in contract work, claims and incentive payments are included to the extent that they have been agreed with the customers

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
Quarter IV/2022**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (continued)**3.18 Revenue recognition** (continued)*Construction contracts* (continued)

Where the outcome of a construction contract can not be estimated reliably, contract revenue is recognized to the extent of contract costs incurred which is probably recoverable. Contract costs are recognized as expenses in the period in which they are incurred.

3.19 Taxation*Current income tax*

Current income tax assets and liabilities for the current year and prior years 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 enacted as at the interim separate balance sheet date.

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

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

Deferred tax

Deferred tax is provided using the balance sheet liability method on temporary differences at the balance sheet date between the tax base of assets and liabilities and their carrying amount for the purpose of preparing the Interim separate financial statements .

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

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

Deferred tax assets are recognized for all deductible temporary differences, the carry forward of unused tax losses and the carry forward of unused tax credit, to the extent that it is probable that taxable profits will be available against which the deductible temporary differences, the carry forward of unused tax losses and the carry forward of unused tax credit can be utilized, except:

- ▶ Where the deferred tax asset in respect of deductible temporary difference which arises from the initial recognition of an asset or liability which at the time of the related transaction, affects neither the accounting profit nor taxable profit or loss; and
- ▶ In respect of deductible temporary differences associated with investments in subsidiaries and associates, deferred tax assets are recognized 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 utilized.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
Quarter IV/2022**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (continued)**3.19 Taxation** (continued)*Deferred tax* (continued)

The carrying amount of deferred income tax assets is reviewed at each balance sheet date and reduced to the extent that it is probable that sufficient taxable profits will be available to allow all or part of the deferred income tax asset to be utilized. Previously unrecognized deferred income tax assets are reassessed at each balance sheet date and are recognized to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

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

Deferred tax is credited to the interim separate income statement, except when it relates to items recognized directly to equity, in which the deferred tax is also dealt with in the equity account.

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Company to off-set current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority on either the same taxable entity; or when the Company intends either to settle current tax liabilities and assets on a net basis or to realize the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

3.20 Related parties

Parties that directly, or indirectly control, or are controlled by, or have remarkable influences over decisions on finance and operation of, or are subject to significant joint control or general influence together with, the Group, are related parties of the Group. Related parties can be companies or individuals including close members of the families of these individuals considered to be related.

4. CASH

| | <i>VND '000</i> | |
|---------------|-------------------|-------------------|
| | <i>31/12/2022</i> | <i>31/12/2021</i> |
| Cash on hand | 992,282 | 873,306 |
| Cash in banks | 29,402,857 | 21,183,230 |
| TOTAL | 30,395,139 | 22,056,536 |

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
Quarter IV/2022**5. SHORT-TERM TRADE RECEIVABLES**

| | <i>VND '000</i> | |
|---|---------------------------|---------------------------|
| | <i>31/12/2022</i> | <i>31/12/2021</i> |
| Receivables from trading and services | 187,015,488 | 156,901,185 |
| Receivables from the disposal of investments | 176,271,018 | 176,271,018 |
| Receivables from construction services | 3,452,085 | 36,967,957 |
| Receivables from sale of apartments | 1,222,333 | 1,306,335 |
| Receivables from the disposal of fixed assets | 351,145 | 1,798,337 |
| TOTAL | <u>368,312,069</u> | <u>373,244,832</u> |

Short-term trade receivables were amounts due from related parties aggregating to 183,028,499 VND '000 at 31/12/2022 (*Note 29*).

6. SHORT-TERM ADVANCES TO SUPPLIERS

| | <i>VND '000</i> | |
|---|--------------------|--------------------|
| | <i>31/12/2022</i> | <i>31/12/2021</i> |
| Advances to suppliers of goods and services | <u>296,177,641</u> | <u>288,489,472</u> |

Included in advances to suppliers were amounts due to related parties aggregating to 286,841,877 VND '000 at 31/12/2022 (*Note 29*).

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
Quarter IV/2022**7. LOAN RECEIVABLES**

| | VND '000 | |
|---|----------------------|----------------------|
| | 31/12/2022 | 31/12/2021 |
| Short-term | | |
| Short-term loans to related parties (Note 29) | 3,861,418,933 | 6,182,020,479 |
| <i>In which:</i> | | |
| - Short-term loans to other related parties(ii) | 3,152,201,282 | 4,441,351,954 |
| - Short-term loans to Hoang Anh Gia Lai Agricultural JSC ("HNG") and HNG subsidiaries ("HNG group") (iii) | 501,373,769 | 1,701,784,995 |
| - subsidiaries (i) | 207,843,882 | 38,883,530 |
| Short-term loans to other companies and individuals (iv) | 45,755,286 | 72,534,002 |
| | 3,907,174,219 | 6,254,554,481 |
| Long-term | | |
| Long-term loans to related parties (Note 29) | 2,316,967,659 | 2,441,079,159 |
| <i>In which:</i> | | |
| - Long-term loans to subsidiaries (i) | 1,307,898,209 | 874,731,307 |
| - Long-term loans to other related parties (ii) | - | 808,000,620 |
| - Long-term loans to HNG Group (iii) | 1,009,069,450 | 758,347,232 |
| Long-term loans to Laos Government for the Attapeu Airport | 17,526,264 | 16,983,365 |
| Long-term loans to other companies (iv) | - | 500,000 |
| | 2,334,493,923 | 2,458,562,524 |
| TOTAL | 6,241,668,142 | 8,713,117,005 |

- (i) They represent unsecured loans to subsidiaries with maturity from January 2023 to February 2025.
- (ii) They represent unsecured loans to other related parties with maturity dates from January 2023 to March 2025.
- (iii) They represent unsecured loans to companies of HNG Group with maturity from January 2023 đto September 2024.
- (iv) They represent unsecured loans to other companies with maturity January 2023 to March 2024.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
Quarter IV/2022**8. OTHER RECEIVABLES**

| | VND '000 | |
|--|-----------------------------|-----------------------------|
| | 31/12/2022 | 31/12/2021 |
| Short-term | | |
| Receivables from related parties (Note 29) | 1,968,085,020 | 1,216,821,781 |
| Receivables from companies | 244,180,047 | 88,056,730 |
| Receivables from employees | 9,222,953 | 28,368,620 |
| Interest receivables from companies | 2,828,936 | 4,051,424 |
| Others | 383,974 | 66,332 |
| | <u>2,224,700,930</u> | <u>1,337,364,887</u> |
| Long-term | | |
| Receivables from related parties (Note 29) | 239,473,027 | 233,221,894 |
| Long-term deposit | 514,680 | 514,680 |
| Others | - | 244,667 |
| | <u>239,987,707</u> | <u>233,981,241</u> |
| TOTAL | <u>2,464,688,637</u> | <u>1,571,346,128</u> |

9. INVENTORIES

| | VND '000 | |
|------------------------------------|-------------------------|--------------------------|
| | 31/12/2022 | 31/12/2021 |
| Construction materials | 5,220,992 | 10,233,748 |
| Work in process | 3,430,247 | 4,963,988 |
| <i>In which:</i> | | |
| <i>Construction contracts</i> | 3,430,247 | 4,963,988 |
| Merchandise goods | 992,262 | 1,882,855 |
| Tools and supplies | 61,494 | 79,990 |
| Finished goods | 58,336 | 58,335 |
| TOTAL | <u>9,763,331</u> | <u>17,218,916</u> |
| Provision for obsolete inventories | <u>(2,341,575)</u> | <u>(3,703,405)</u> |
| NET VALUE | <u>7,421,756</u> | <u>13,515,511</u> |

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter IV/2022**10. TANGIBLE FIXED ASSETS**

| | VND '000 | | | | | | |
|---------------------------------|----------------------------------|--|------------------------------------|-----------------------------|----------------------------|---------------------|----------------------|
| | <i>Buildings, structures</i> | <i>Machinery and equipment</i> | <i>Means of transportation</i> | <i>Office equipment</i> | <i>Perennial trees</i> | <i>Other assets</i> | <i>TOTAL</i> |
| Cost | | | | | | | |
| 31/12/2021 | 227,679,188 | 19,454,629 | 32,425,240 | 3,967,245 | 6,689,440 | 108,060 | 290,323,802 |
| New purchase during the period | - | - | - | 38,071 | - | - | 38,071 |
| Disposal during the period | - | - | (202,345) | - | - | - | (202,345) |
| 31/12/2022 | <u>227,679,188</u> | <u>19,454,629</u> | <u>32,222,895</u> | <u>4,005,316</u> | <u>6,689,440</u> | <u>108,060</u> | <u>290,159,528</u> |
| Accumulated depreciation | | | | | | | |
| 31/12/2021 | (81,013,436) | (18,772,756) | (27,561,373) | (3,192,607) | (6,689,440) | (108,060) | (137,337,672) |
| Depreciation | (5,603,891) | (133,324) | (1,154,701) | (239,262) | - | - | (7,131,178) |
| Disposal during the period | - | - | 202,345 | - | - | - | 202,345 |
| 31/12/2022 | <u>(86,617,327)</u> | <u>(18,906,080)</u> | <u>(28,513,729)</u> | <u>(3,431,869)</u> | <u>(6,689,440)</u> | <u>(108,060)</u> | <u>(144,266,505)</u> |
| Net carrying amount | | | | | | | |
| 31/12/2021 | <u>146,665,752</u> | <u>681,873</u> | <u>4,863,867</u> | <u>774,638</u> | <u>-</u> | <u>-</u> | <u>152,986,130</u> |
| 31/12/2022 | <u>141,061,861</u> | <u>548,549</u> | <u>3,709,166</u> | <u>573,447</u> | <u>-</u> | <u>-</u> | <u>145,893,023</u> |

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter IV/2022**11. INTANGIBLE FIXED ASSETS**

VND '000

| | <i>Land use right</i> | <i>Computer software</i> | <i>TOTAL</i> |
|---------------------------------|---------------------------|------------------------------|---------------------|
| Cost | | | |
| 31/12/2021 và 31/12/2022 | <u>25,278,179</u> | <u>15,171,973</u> | <u>40,450,152</u> |
| Accumulated depreciation | | | |
| 31/12/2021 and 31/12/2022 | <u>-</u> | <u>(15,171,973)</u> | <u>(15,171,973)</u> |
| Net carrying amount | | | |
| 31/12/2021 and 31/12/2022 | <u>25,278,179</u> | <u>-</u> | <u>25,278,179</u> |

12. BẤT ĐỘNG SẢN ĐẦU TƯ

VND '000

| | <i>Land use right</i> | <i>Buildings and structures</i> | <i>TOTAL</i> |
|---------------------------------|---------------------------|-------------------------------------|---------------------|
| Cost | | | |
| 31/12/2021 and 31/12/2022 | <u>27,072,022</u> | <u>47,003,809</u> | <u>74,075,831</u> |
| Accumulated depreciation | | | |
| 31/12/2021 | (4,436,365) | (7,033,172) | (11,469,537) |
| Depreciation in the period | <u>(739,394)</u> | <u>(1,891,458)</u> | <u>(2,630,852)</u> |
| 31/12/2022 | <u>(5,175,759)</u> | <u>(8,924,630)</u> | <u>(14,100,389)</u> |
| Net carrying amount | | | |
| 31/12/2021 | <u>22,635,657</u> | <u>39,970,637</u> | <u>62,606,294</u> |
| 31/12/2022 | <u>21,896,263</u> | <u>38,079,179</u> | <u>59,975,442</u> |

13. LONG-TERM FINANCIAL INVESTMENTS

VND '000

| | <u>31/12/2022</u> | | <u>31/12/2021</u> | |
|---|-----------------------------|-------------------------------|-----------------------------|-----------------------------|
| | <i>Cost</i> | <i>Provision</i> | <i>Cost</i> | <i>Provision</i> |
| Investment in subsidiaries (Note 13.1) | 6,690,982,169 | (758,007,391) | 4,517,882,169 | (657,192,253) |
| Investment in associates | 5,000,000 | (5,000,000) | 5,000,000 | (5,000,000) |
| Investment in other entities (Note 13.3) | <u>1,048,791,081</u> | <u>(607,101,485)</u> | <u>1,779,986,721</u> | <u>(1,160,041)</u> |
| TOTAL | <u>7,744,773,250</u> | <u>(1,370,108,876)</u> | <u>6,302,868,890</u> | <u>(663,352,294)</u> |

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter IV/2022**13. LONG-TERM FINANCIAL INVESTMENTS** (continued)**13.1 Investment in subsidiaries**

Details of the Company's direct investments in subsidiaries are presented as follows:

| Names of subsidiaries | Business activities | Status of operation | Tỷ lệ holding (%) | 31/12/2022 | | 31/12/2021 | | Provision VND '000 | Provision VND '000 |
|---|----------------------------------|---------------------|-------------------|----------------------|----------------------|---------------|----------------------|----------------------|--------------------|
| | | | | Cost VND '000 | Provision VND '000 | % holding (%) | Cost VND '000 | | |
| Hung Thang Loi Gia Lai JSC | Farming and livestock farming | Operating | 98.00 | 2,489,291,000 | (650,458,785) | 98.00 | 2,489,291,000 | (549,643,647) | |
| Lo Pang Livestock Joint Stock Company ("Lo Pang Livestock") | Farming and livestock services | Operating | 90.00 | 2,145,600,000 | - | - | - | - | |
| Gia Lai Livestock JSC | Farming and livestock farming | Operating | 88.03 | 1,822,042,563 | - | 88.03 | 1,822,042,563 | - | |
| Hoang Anh Gia Lai Sports JSC | Football club | Operating | 97.50 | 89,769,616 | (89,769,616) | 97.50 | 89,769,616 | (89,769,616) | |
| Hoang Anh Gia Lai Hospital JSC | Hospital | Operating | 99.00 | 99,000,000 | - | 99.00 | 99,000,000 | - | |
| BAPI Hoang Anh Gia Lai Joint Stock Company | Food trading | Operating | 55.00 | 27,500,000 | - | - | - | - | |
| Hoang Anh Gia Lai Vientiane Co., Ltd. | Real estate and hotel management | Pre-operating | 100.00 | 17,778,990 | (17,778,990) | 100.00 | 17,778,990 | (17,778,990) | |
| TOTAL | | | | 6,690,982,169 | (758,007,391) | | 4,517,882,169 | (657,192,253) | |

(*) On 31/3/2022, the Company acquired 90% of shares issued by Lo Pang Livestock from Le Me JSC with total amount of 2,145,600,000 VND'000. Accordingly, Lo Pang Livestock became the subsidiary of the Group as at that date.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS (continued)
Quarter IV/2022**13. LONG-TERM FINANCIAL INVESTMENTS** (continued)**13.2 Investments in associates**

| Names of the associates | Business activity | 31/12/2022 | | | 31/12/2021 | | |
|--|--|------------|----------------------|----------------------|------------|----------------------|--------------------|
| | | % holding | Cost VND'000 | Provision VND'000 | % holding | Cost VND'000 | Provision VND'000 |
| Hoang Anh Gia Lai Agricultural JSC | Industrial and agricultural farming, and livestock | 9.44 | 1,041,431,040 | (605,941,444) | 16.07 | 1,772,626,680 | - |
| Thanh nien Media Corporation | Media | 2.00 | 6,200,000 | - | 2.00 | 6,200,000 | - |
| East Asia Investment and Construction Consultant JSC | Trading and transport | - | 1,160,041 | (1,160,041) | - | 1,160,041 | (1,160,041) |
| TOTAL | | | 1,048,791,081 | (607,101,485) | | 1,779,986,721 | (1,160,041) |

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
Quarter IV/2022**14, LONG-TERM PREPAID ASSETS**

VND '000

| | 31/12/2022 | 31/12/2021 |
|--------------------------------|-------------------------|--------------------------|
| Pre-paid land rental | 8,371,800 | 8,976,556 |
| Tools and supplies | 1,077,753 | 848,604 |
| Other long-term prepaid assets | <u>328,127</u> | <u>456,619</u> |
| TOTAL | <u>9,777,680</u> | <u>10,281,779</u> |

15, SHORT-TERM TRADE PAYABLES

VND '000

| | 31/12/2022 | 31/12/2021 |
|--|--------------------|--------------------|
| Payable for purchase of goods and services | <u>271,216,702</u> | <u>217,956,730</u> |

Included in the trade payables were amounts due to related parties aggregating to 240,719,413 VND '000 at 31/12/2022 (Note 29),

16, SHORT-TERM ADVANCES FROM CUSTOMERS

VND '000

| | 31/12/2022 | 31/12/2021 |
|--|-------------------|------------------|
| Advances from customers buying goods and service | <u>10,440,337</u> | <u>9,815,154</u> |

Included in the advances from customers were amounts due to related parties aggregating to 8,710,717 VND '000 at 31/12/2022 (Note 29),

17, TAX AND STATUTORY OBLIGATIONS

VND '000

| | 31/12/2022 | 31/12/2021 |
|--------------------------------|-------------------------|-------------------------|
| Value-added tax | 2,116,162 | 1,494,860 |
| Personal income tax | 768,900 | 889,044 |
| Corporate income tax (Note 28) | 65,230 | 65,230 |
| Others | <u>3,909</u> | <u>-</u> |
| TOTAL | <u>2,954,201</u> | <u>2,449,134</u> |

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
Quarter IV/2022**18, ACCRUED EXPENSES**

| | VND '000 | |
|--|-----------------------------|-----------------------------|
| | 31/12/2022 | 31/12/2021 |
| Short-term | | |
| Interest expenses | 2,555,376,751 | 1,960,969,925 |
| <i>In which:</i> | | |
| <i>Interest expenses from banks</i> | 2,517,849,854 | 1,922,626,080 |
| <i>Interest expenses from organizations, individuals</i> | 37,526,897 | 38,343,845 |
| Operating costs | 15,993,718 | 17,304,159 |
| Others | 2,965,229 | 2,857,611 |
| | <u>2,574,335,698</u> | <u>1,981,131,695</u> |
| Long-term | | |
| Interest expenses | 490,236,779 | 653,649,038 |
| <i>In which:</i> | | |
| <i>Interest expenses from banks</i> | 490,236,779 | 653,649,038 |
| | <u>490,236,779</u> | <u>653,649,038</u> |
| TOTAL | <u>3,064,572,477</u> | <u>2,634,780,733</u> |

19, OTHER PAYABLES

| | VND '000 | |
|---------------------------------------|---------------------------|---------------------------|
| | 31/12/2022 | 31/12/2021 |
| Short-term | | |
| Payables to related parties (Note 29) | 57,751,828 | 24,768,503 |
| Others | 65,438,066 | 75,073,370 |
| | <u>123,189,894</u> | <u>99,841,873</u> |
| Long-term | | |
| Others | 7,666,626 | 7,666,626 |
| | <u>7,666,626</u> | <u>7,666,626</u> |
| TOTAL | <u>130,856,520</u> | <u>107,508,499</u> |

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
Quarter IV/2022**20, LOANS**

| | VND '000 | |
|---|-----------------------------|-----------------------------|
| | 31/12/2022 | 31/12/2021 |
| Short-term loan | | |
| Current portion of domestic straight bonds in 1 year | <u>1,470,109,390</u> | <u>1,193,584,752</u> |
| Long-term loan | | |
| Domestic straight bonds | <u>4,073,365,440</u> | <u>4,943,908,006</u> |
| TOTAL | <u>5,543,474,830</u> | <u>6,137,492,758</u> |

Outstanding domestic straight bonds comprised as detailed below:

| | VND '000 | |
|--|-----------------------------|-----------------------------|
| <i>Issuance agent</i> | 31/12/2022 | 31/12/2021 |
| BIDV and BIDV Securities Company ("BSC") | 5,271,000,000 | 5,876,000,000 |
| ACB Securities Limited Company ("ACBS") | 300,000,000 | 300,000,000 |
| Bond issuance cost | <u>(27,525,170)</u> | <u>(38,507,242)</u> |
| TOTAL | <u>5,543,474,830</u> | <u>6,137,492,758</u> |
| <i>In which:</i> | | |
| <i>Long-term bonds</i> | 4,073,365,440 | 4,943,908,006 |
| <i>1-year current portion of long-term bonds</i> | 1,470,109,390 | 1,193,584,752 |

THUYẾT MINH BÁO CÁO TÀI CHÍNH TỔNG HỢP (tiếp theo)
Quý IV năm 2022

21, OWNER'S EQUITY

21,1 Increases and decreases in owner's equity

| | VND '000 | | | | | |
|---|----------------------|----------------------|------------------------|--|---------------------------|----------------------|
| | <i>Share capital</i> | <i>Share premium</i> | <i>Treasury shares</i> | <i>Investment and development fund</i> | <i>Accumulated losses</i> | <i>Total</i> |
| 2021 | | | | | | |
| Balance at 31/12/2020 | 9,274,679,470 | 3,263,858,784 | (686,640) | 279,895,303 | (6,678,268,588) | 6,139,478,329 |
| Use of share premium to offset against accumulated losses | - | (3,263,858,784) | - | - | 3,263,858,784 | - |
| Loss after tax during the period | - | - | - | - | (300,324,860) | (300,324,860) |
| Remuneration to the BOD, BOS members, and secretary | - | - | - | - | (1,485,000) | (1,485,000) |
| Balance at 31/12/2021 | 9,274,679,470 | - | (686,640) | 279,895,303 | (3,716,219,664) | 5,837,668,469 |

| | VND '000 | | | | | |
|---|----------------------|----------------------|------------------------|--|---------------------------|----------------------|
| | <i>Share capital</i> | <i>Share premium</i> | <i>Treasury shares</i> | <i>Investment and development fund</i> | <i>Accumulated losses</i> | <i>TOTAL</i> |
| 2022 | | | | | | |
| Balance at 31/12/2020 | 9,274,679,470 | - | (686,640) | 279,895,303 | (3,716,219,664) | 5,837,668,469 |
| Net profit for the period | - | - | - | - | 205,160,012 | 205,160,012 |
| Remuneration for the BOD, the BOS and secretarial board | - | - | - | - | (2,652,000) | (2,652,000) |
| Balance at 31/12/2022 | 9,274,679,470 | - | (686,640) | 279,895,303 | (3,513,711,652) | 6,040,176,481 |

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
Quarter IV/2022**21, OWNER'S EQUITY** (continued)**21,2 Shares**

| | <i>31/12/2022</i> <i>Cổ phiếu</i> | <i>31/12/2021</i> <i>Cổ phiếu</i> |
|--------------------------------|--------------------------------------|--------------------------------------|
| Shares authorized to be issued | 927,467,947 | 927,467,947 |
| Shares issued and fully paid | 927,467,947 | 927,467,947 |
| <i>Ordinary shares</i> | <i>927,467,947</i> | <i>927,467,947</i> |
| Treasury shares | 68,664 | 68,664 |
| <i>Ordinary shares</i> | <i>68,664</i> | <i>68,664</i> |
| Outstanding shares | 927,399,283 | 927,399,283 |
| <i>Ordinary shares</i> | <i>927,399,283</i> | <i>927,399,283</i> |

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
Quarter IV/2022**22. REVENUE****22.1 Revenues from sale of goods and rendering of services**

| | VND '000 | | | |
|-----------------------------------|-------------------|-------------------|---|--------------------|
| | Quarter IV | | Accumulated from the beginning of the year | |
| | Current year | Previous year | Current year | Previous year |
| Gross revenue | 20,257,642 | 35,751,658 | 119,579,061 | 256,060,554 |
| <i>In which:</i> | | | | |
| <i>Sale of goods, commodities</i> | 11,022,521 | 32,466,421 | 89,769,795 | 242,544,179 |
| <i>Rendering of services</i> | 9,235,121 | 3,285,237 | 29,809,266 | 13,516,375 |
| Deductions | - | (455,799) | - | (3,711,538) |
| <i>Rebate</i> | - | (455,799) | - | (3,711,538) |
| | 20,257,642 | 35,295,859 | 119,579,061 | 252,349,016 |
| Net revenue | | | | |
| <i>In which:</i> | | | | |
| <i>Sale of goods, commodities</i> | 11,022,521 | 32,010,622 | 89,769,795 | 238,832,641 |
| | 9,235,121 | 3,285,237 | 29,809,266 | 13,516,375 |

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
Quarter IV/2022**22, REVENUE (continued)****22,2 Financial income**

| | VND '000 | | | |
|---------------------------------------|--------------------|--------------------|---|--------------------|
| | Quarter IV | | Accumulated from the beginning of the year | |
| | Current year | Previous year | Current year | Previous year |
| Interest income | 90,288,226 | 122,791,797 | 403,885,148 | 474,702,186 |
| Proceeds from disposal of investments | - | - | 60,049,183 | 462,922,280 |
| Dividend income | 39,023,705 | - | 39,023,705 | 79,956 |
| Foreign exchange gains | (5,203,844) | 887 | 11,229,603 | 398,687 |
| Others | 159,180 | 151,365 | 357,929 | 445,838 |
| TOTAL | 124,267,267 | 122,944,049 | 514,545,568 | 938,548,947 |

23, COSTS OF GOODS SOLD AND RENDERING OF SERVICES

| | VND '000 | | | |
|---------------------------------|-------------------|-------------------|---|--------------------|
| | Quarter IV | | Accumulated from the beginning of the year | |
| | Năm nay | Năm trước | Năm nay | Năm trước |
| Cost of goods, commodities sold | 9,660,692 | 34,814,974 | 87,590,256 | 232,989,252 |
| Cost of rendering of services | 7,500,439 | 2,289,828 | 20,242,155 | 12,932,153 |
| TOTAL | 17,161,131 | 37,104,802 | 107,832,411 | 245,921,405 |

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
Quarter IV/2022**24, FINANCIAL EXPENSES**

| | VND '000 | | | |
|---|--------------------|----------------------|---|----------------------|
| | <i>Quarter IV</i> | | <i>Accumulated from the beginning of the year</i> | |
| | <i>Năm nay</i> | <i>Năm trước</i> | <i>Năm nay</i> | <i>Năm trước</i> |
| (Reversal of) provision for Long-term investments | 152,840,098 | (272,993,388) | 706,756,582 | 586,573,304 |
| Interest expense on bank loans and bonds | 110,882,464 | 122,125,239 | 473,210,252 | 526,273,114 |
| Loss on Foreign exchange differences | - | (304,071) | - | 5,610,007 |
| Others | - | 114,888 | 140,553 | 10,320,028 |
| TOTAL | 263,722,562 | (151,057,332) | 1,180,107,387 | 1,128,776,453 |

25, SELLING EXPENSES

| | VND '000 | | | |
|--|-------------------|------------------|---|-------------------|
| | <i>Quarter IV</i> | | <i>Accumulated from the beginning of the year</i> | |
| | <i>Năm nay</i> | <i>Năm trước</i> | <i>Năm nay</i> | <i>Năm trước</i> |
| Transportation and external service expenses | 148,277 | 188,398 | 686,024 | 11,707,153 |
| Costs of labor | 109,131 | 206,211 | 395,559 | 828,048 |
| Others | 521,702 | - | 1,266,721 | 811,896 |
| TOTAL | 779,110 | 394,609 | 2,348,304 | 13,347,097 |

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
Quarter IV/2022**26, GENERAL AND ADMINISTRATIVE EXPENSES**

| | VND '000 | | | |
|-------------------------------|----------------------|--------------------|---|-------------------|
| | Quarter IV | | Accumulated from the beginning of the year | |
| | <i>Năm nay</i> | <i>Năm trước</i> | <i>Năm nay</i> | <i>Năm trước</i> |
| Costs of labor | 9,733,621 | 10,116,118 | 34,781,833 | 35,831,843 |
| External services | 4,034,036 | 6,836,003 | 22,050,654 | 17,313,438 |
| Depreciation and amortization | 1,090,544 | 1,445,572 | 4,386,213 | 6,096,903 |
| (Reversal of) Provisions | (414,651,193) | 143,612,885 | (956,953,119) | 26,525,786 |
| Others | 4,006,837 | 269,536 | 6,351,654 | 2,072,392 |
| TOTAL | (395,786,155) | 162,280,114 | (889,382,765) | 87,840,362 |

27, OTHER INCOMES AND EXPENSES

| | VND '000 | | | |
|------------------------------------|------------------|--------------------|---|---------------------|
| | Quarter IV | | Accumulated from the beginning of the year | |
| | <i>Năm nay</i> | <i>Năm trước</i> | <i>Năm nay</i> | <i>Năm trước</i> |
| Other incomes | 1,349,772 | 266,229 | 2,163,275 | 933,629 |
| Gain from disposal of fixed assets | - | - | 272,727 | - |
| Others | 1,349,772 | 266,229 | 1,890,548 | 933,629 |
| Others | 1,415,559 | 7,895,940 | 32,530,463 | 16,852,231 |
| Penalty expenses | 5,690 | 8,988 | 5,388,042 | 233,369 |
| Depreciation of idle assets | 329,668 | 361,918 | 1,318,672 | 1,603,844 |
| Others | 1,080,201 | 7,525,034 | 25,823,749 | 15,015,018 |
| OTHER LOSS | (65,787) | (7,629,711) | (30,367,188) | (15,918,602) |

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
Quarter IV/2022**28, CORPORATE INCOME TAX**

The Company has the obligation to pay corporate income tax (“CIT”) at the rate of 20% of taxable profits.

The Company’s tax returns are subject to examination of 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 be changed at a later date upon final determination by the tax authorities.

Current CIT

The current tax payable is based on taxable profit for the period. Taxable profit differs from profit as reported in the interim separate financial statements because it excludes items of income or expense that are taxable or deductible in other period and it further excludes items that are never taxable or deductible. The Group’s current income tax payable for current tax is calculated using applicable tax rates that have been enacted by the balance sheet date

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

| | VND ‘000 | |
|--|---------------------|----------------------|
| | 2022 | 2021 |
| Tổng lợi nhuận (lỗ) kế toán trước thuế | 202,852,104 | (300,905,956) |
| Non-deductible expenses | 46,335,993 | 630,353,858 |
| Penalty expenses | 3,483,997 | - |
| Foreign exchange differences from the re-assessment of monetary accounts denominated in foreign currency | (17,623,388) | 5,272,700 |
| Dividend income | (39,023,705) | (79,956) |
| Provision for investments | 706,756,582 | - |
| Reversal of provision for doubtful receivables | (955,308,494) | - |
| Others | 22,510,083 | 21,107 |
| Estimated taxable profit (loss) not off-set with losses in previous year | (30,016,828) | 334,661,753 |
| Part of loss from previous years carried forward to off set | 30,016,828 | (334,661,753) |
| CIT payable at the beginning of the period | 65,230 | 65,230 |
| CIT payable at the end of the period (Note 17) | 65,230 | 65,230 |

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
Quarter IV/2022**29. TRANSACTIONS WITH RELATED PARTIES**

Significant transactions with related parties during the period are presented as follows:

| <i>Related parties</i> | <i>Relationship</i> | <i>Transactions</i> | <i>VND '000</i> |
|---|---------------------|--|-----------------|
| | | | <i>Amount</i> |
| Le Me JSC | Related parties | Interest income | 235,972,767 |
| Hung Thang Loii Gia Lai Co., Ltd. | Subsidiaries | Sales of goods and rendering of services | 89,759,594 |
| | | Purchase of goods | 71,994,049 |
| | | Interest income | 39,638,500 |
| Gia Lai Livestock JSC | Subsidiaries | Interest income | 48,833,304 |
| | | Purchase of goods | 1,241,048 |
| | | Sales of goods | 32,372 |
| Tay Nguyen Agricultural Services Co., Ltd. | Related parties | Interest income | 36,473,813 |
| Lo Pang Livestock JSC | Subsidiaries | Interest income | 28,667,794 |
| | | Purchase of goods | 81,301 |
| Hoang Anh Gia Lai Wooden Furniture JSC | Related parties | Interest income | 6,812,293 |
| | | Sales of goods | 560,976 |
| | | Purchase of goods | 33,285 |
| Hoang Anh Gia Lai Sport JSC | Subsidiaries | Purchase of services | 4,000,000 |
| | | Sales of goods | 550,668 |
| Dai Thang Agriculture Development Co., Ltd. | Subsidiaries | Interest income | 4,047,497 |
| Mr Doan Nguyen Duc | BOD chairman | Interest income | 1,874,921 |
| Mr Nguyen Kim Luan | Related parties | Interest income | 1,199,133 |
| Other related parties | Related parties | Purchase of goods | 716,803 |
| | | Sales of goods | 68,735 |

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
Quarter IV/2022**29, TRANSACTIONS WITH RELATED PARTIES (continued)**

Amounts due to and due from related parties as at 31/12/2022 were as follows:

| <i>Related parties</i> | <i>Relationship</i> | <i>Transactions</i> | <i>VND '000 Amount</i> |
|---|---------------------|--|-----------------------------|
| <i>Phải thu Short-term của khách hàng (Note 5)</i> | | | |
| Hung Thang Loii Gia Lai Co., Ltd. | Subsidiaries | Sales of goods | 168,105,994 |
| Hoang Anh Gia Lai Sport JSC | Subsidiaries | Sales of goods | 5,628,741 |
| Gia Lai Livestock JSC | Subsidiaries | Sales of goods | 4,756,693 |
| Lo Pang Livestock JSC | Subsidiaries | Construction contract | 3,452,085 |
| Other related parties | Related parties | Sales of goods and rendering of services | 1,084,986 |
| TOTAL | | | <u>183,028,499</u> |
| <i>Short-term advances to suppliers (Note 6)</i> | | | |
| Dai Thang Agriculture Development Co., Ltd. | Subsidiaries | Advance for purchase of goods | <u>286,841,877</u> |
| <i>Short-term loan receivables (Note 7)</i> | | | |
| Le Me JSC | Related parties | Short-term loan receivable | 2,753,404,202 |
| Hoang Anh Gia Lai Agricultural JSC | Related company | Short-term loan receivable | 501,373,769 |
| Tay Nguyen Agricultural Services Co., Ltd. | Related parties | Short-term loan receivable | 398,797,080 |
| Lo Pang Livestock JSC | Subsidiaries | Short-term loan receivable | 148,835,649 |
| Dai Thang Agriculture Development Co., Ltd. | Subsidiaries | Short-term loan receivable | 49,900,701 |
| Gia Lai Livestock JSC | Subsidiaries | Short-term loan receivable | 8,907,532 |
| Other related parties | Related parties | Short-term loan receivable | 200,000 |
| TOTAL | | | <u>3,861,418,933</u> |

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
Quarter IV/2022**29, TRANSACTIONS WITH RELATED PARTIES** (continued)

Amounts due to and due from related parties as at 31/12/2022 were as follows: (continued):

| <i>Related parties</i> | <i>Relationship</i> | <i>Transactions</i> | <i>VND '000</i> <i>Amount</i> |
|--|---------------------|---------------------------|----------------------------------|
| <i>Long-term loan receivables</i> (Note 7) | | | |
| Hoang Anh Gia Lai Agricultural JSC | Related company | Long-term loan receivable | 883,510,127 |
| Gia Lai Livestock JSC | Subsidiaries | Long-term loan receivable | 605,632,488 |
| Hung Thang Loii Gia Lai Co., Ltd. | Subsidiaries | Long-term loan receivable | 519,148,888 |
| Lo Pang Livestock JSC | Subsidiaries | Long-term loan receivable | 183,116,833 |
| Hoang Anh Attapeu Agriculture Development Co., Ltd. | Related company | Long-term loan receivable | 109,304,691 |
| Hoang Anh - Quang Minh Rubber Industrial and Agricultural Co., Ltd | Related company | Long-term loan receivable | 16,254,632 |
| TOTAL | | | <u>2,316,967,659</u> |
| <i>Other short-term receivables</i> (Note 8) | | | |
| Le Me JSC | Related parties | Interest income | 649,991,651 |
| Dai Thang Agriculture Development Co., Ltd. | Subsidiaries | Payment on behalf | 576,679,710 |
| | | Interest income | 23,242,638 |
| Hung Thang Loii Gia Lai Co., Ltd. | Subsidiaries | Payment on behalf | 409,253,578 |
| | | Interest income | 922,245 |
| Gia Lai Livestock JSC | Subsidiaries | Payment on behalf | 197,920,331 |
| Tay Nguyen Agricultural Services Co., Ltd. | Related parties | Interest income | 61,164,526 |
| | | Payment on behalf | 1,322,000 |
| Lo Pang Livestock JSC | Subsidiaries | Interest income | 40,803,910 |
| | | Payment on behalf | 1,015,617 |
| Mr Nguyen Kim Luan | Related parties | Interest income | 4,810,255 |
| Other related parties | Related parties | Payment on behalf | 958,559 |
| TOTAL | | | <u>1,968,085,020</u> |

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
Quarter IV/2022**29, TRANSACTIONS WITH RELATED PARTIES** (continued)

Amounts due to and due from related parties as at 31/12/2022 were as follows: (continued):
VND '000

| <i>Related parties</i> | <i>Relationship</i> | <i>Transactions</i> | <i>Amount</i> |
|--|---------------------|---|--------------------|
| <i>Other long-term receivables</i> (Note 8) | | | |
| Hung Thang Loii Gia Lai Co., Ltd. | Subsidiaries | Interest income | 96,823,192 |
| Gia Lai Livestock JSC | Subsidiaries | Interest income | 85,119,935 |
| Lo Pang Livestock JSC | Subsidiaries | Interest income | 45,599,350 |
| Hoang Anh Attapeu Agriculture Development Co., Ltd. | Related company | Interest income | 10,342,357 |
| Hoang Anh - Quang Minh Rubber Industrial and Agricultural Co., Ltd | Related company | Interest income | 1,588,193 |
| TOTAL | | | 239,473,027 |
| <i>Short-term trade payables</i> (Note 15) | | | |
| Hung Thang Loii Gia Lai Co., Ltd. | Subsidiaries | Purchase of goods | 204,738,821 |
| Dai Thang Agriculture Development Co., Ltd. | Subsidiaries | Purchase of goods | 15,503,068 |
| Gia Lai Livestock JSC | Subsidiaries | Purchase of goods | 8,982,932 |
| Hoang Anh Gia Lai Wooden Furniture JSC | Related parties | Purchase of goods | 7,509,227 |
| Tay Nguyen Agricultural Services Co., Ltd. | Related parties | Purchase of goods | 2,699,175 |
| Other related parties | Related parties | Purchase of goods and dịch vụ | 1,286,190 |
| TOTAL | | | 240,719,413 |
| <i>Short-term advances from customers</i> (Note 16) | | | |
| Gia Lai Livestock JSC | Subsidiaries | Advances received for purchase of goods | 8,640,087 |
| BAPI Hoang Anh Gia Lai Joint Stock Company – Da Nang branch | Subsidiaries | Advances received for purchase of goods | 70,630 |
| TOTAL | | | 8,710,717 |

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
Quarter IV/2022**29. TRANSACTIONS WITH RELATED PARTIES** (continued)

Amounts due to and due from related parties as at 31/12/2022 were as follows: (continued):
VND '000

| <i>Related parties</i> | <i>Relationship</i> | <i>Transactions</i> | <i>Amount</i> |
|--|---------------------|----------------------|-------------------|
| Other Short-term payables (Note 19) | | | |
| Hoang Anh Gia Lai Vientiane Co.,Ltd. | Subsidiaries | Collection on behalf | 22,769,750 |
| Hoang Anh Gia Lai Hospital JSC | Subsidiaries | Temporary borrowing | 18,790,083 |
| Tay Nguyen Agricultural Services Co., Ltd. | Related parties | Collection on behalf | 10,415,275 |
| Gia Lai Livestock JSC | Subsidiaries | Temporary borrowing | 5,737,000 |
| Other related parties | Related parties | Collection on behalf | 39,720 |
| TOTAL | | | 57,751,828 |

30. EVENTS AFTER THE BALANCE SHEET DATE

There has been no significant event occurring after the balance sheet date which would require adjustments or disclosure to be made in the consolidated financial statements.

Nguyen Thi Hanh Thuong
Preparer

Le Truong Y Tram
Chief Accountant

Vo Truong Son
General Director

30th January, 2023