HAGL Group

Hoang Anh Gia Lai Joint Stock Company

Interim consolidated financial statements

Quarter III/2026

CÔNG TY CỔ PHẦN HOÀNG ANH GIA LAI
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INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at 30 September 2026

VND'000

Code	*ASSETS*	*Notes*	*30 September 2026*	*31 December 2025 (Restated)*
100	**A. CURRENT ASSETS**		**8,195,579,818**	**8,214,620,897**
110	***I. Cash***	***4.1***	***87,347,935***	***679,528,813***
111	1. Cash		83,785,935	179,528,813
112	2. Cash equivalents		3,562,000	500,000,000
120	***II. Short-term financial investments***		***3,610,991,088***	***4,642,374,151***
123	1. Short-term held-to-maturity investments	5	1,572,204,116	3,081,451,835
124	2. Provision for diminution in value of held-to-maturity investments		(26,213,028)	(21,288,525)
125	3. Other short-term investments	6	2,065,000,000	1,582,210,841
130	***III. Current accounts receivable***		***2,561,319,292***	***2,122,555,896***
131	1. Short-term trade receivables	7	788,104,187	1,278,907,815
132	2. Short-term advances to suppliers	8	307,980,407	186,169,316
135	3. Other short-term receivables	9	1,491,138,083	679,871,348
136	4. Provision for short-term doubtful receivables		(25,903,385)	(22,392,583)
140	***IV. Inventories***	***10***	***229,942,690***	***207,075,738***
141	1. Inventories		232,284,265	209,417,313
142	2. Provision for obsolete inventories		(2,341,575)	(2,341,575)
150	***V. Current biological assets***	***11***	***506,578,556***	***485,238,583***
151	1. Short-term livestock raised for single harvest		68,610,829	34,499,693
152	2. Season crops		437,967,727	450,738,890
160	***VI. Other current assets***		***1,199,400,257***	***77,847,716***
161	1. Short-term deferred expenses	12	4,456,871	46,826,287
162	2. Deductible value-added tax		52,773,469	27,600,604
163	3. Tax receivable from the State		3,140,798	3,420,825
165	4. Other current assets	4.2	1,139,029,119	-

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)
As at 30 September 2026

VND'000

Code	*ASSETS*	*Notes*	*30 September 2026*	*31 December 2025 (Restated)*
200	**B. NON-CURRENT ASSETS**		**21,183,088,762**	**18,167,007,598**
210	***I. Long-term receivables***		***24,197,393***	***12,995,497***
215	1. Other long-term receivables	9	24,197,393	12,995,497
220	***II. Fixed assets***		***8,593,717,389***	***8,472,660,629***
221	1. Tangible fixed assets	13	7,715,533,889	7,899,661,541
222	Cost		10,645,892,544	10,415,911,001
223	Accumulated depreciation		(2,930,358,655)	(2,516,249,460)
227	2. Intangible fixed assets	14	878,183,500	572,999,088
228	Cost		946,946,786	627,337,880
229	Accumulated amortisation		(68,763,286)	(54,338,792)
230	***III. Non-current biological assets***		***166,713,952***	***121,784,150***
231	1. Livestock raised for periodic harvest		147,919,809	94,737,162
232	*a)* Immature livestock raised for periodic harvest	*11*	*10,393,175*	*82,318,108*
233	*b)* Mature livestock raised for periodic harvest	*15*	*137,526,634*	*12,419,054*
234	*- Cost*		*145,069,365*	*13,429,883*
235	*- Accumulated depreciation*		*(7,542,731)*	*(1,010,829)*
237	2. Long-term seasonal crops or crops for single-harvest production	11	18,794,143	27,046,988
240	***IV. Investment properties***	***16***	***46,890,687***	***48,802,868***
241	1. Cost		63,456,715	63,456,715
242	2. Accumulated depreciation		(16,566,028)	(14,653,847)
250	***V. Long-term assets in progress***		***10,525,414,044***	***8,438,718,300***
252	1. Construction in progress	17	10,525,414,044	8,438,718,300
260	***VI. Long-term investments***		***1,347,613,398***	***554,395,592***
262	1. Investment in jointly controlled entities and associates		-	6,145,591
263	2. Investment in other entities	19	75,150,882	917,550,007
264	3. Provision for diminution in value of long-term investments in other entities	19	(8,530,040)	(369,300,006)
265	4. Long-term held-to-maturity investments	5	1,280,992,556	-
270	***VII. Other long-term assets***		***478,541,899***	***517,650,562***
271	1. Long-term deferred expenses	12	478,541,899	517,650,562
280	**TOTAL ASSETS**		**29,378,668,580**	**26,381,628,495**

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)
As at 30 September 2026

VND'000

Code	*RESOURCES*	*Notes*	*30 September 2026*	*31 December 2025 (Restated)*
300	**C. LIABILITIES**		**11,787,925,633**	**12,199,029,738**
310	***I. Current liabilities***		***8,125,197,788***	***10,119,380,225***
311	1. Short-term trade payables	20	698,354,240	910,110,263
312	2. Short-term advances from customers	21	176,259,683	231,479,406
314	3. Short-term statutory obligations	22	119,969,991	22,598,862
315	4. Payables to employees		72,516,399	81,623,563
316	5. Short-term accrued expenses	23	336,779,625	2,282,987,444
320	6. Other short-term payables	24	1,248,442,502	118,739,261
321	7. Short-term loans	25	5,472,771,838	6,471,737,916
323	8. Bonus and welfare funds		103,510	103,510
330	***II. Non-current liabilities***		***3,662,727,845***	***2,079,649,513***
334	1. Long-term accrued expenses	23	20,440,803	36,329,134
338	2. Other long-term payables	24	14,866,629	213,348,074
339	3. Long-term loans	25	3,250,744,432	1,439,200,331
342	4. Deferred tax liabilities	32.2	371,311,147	385,407,140
343	5. Long-term provisions		5,364,834	5,364,834
400	**D. OWNERS' EQUITY**		**17,590,742,947**	**14,182,598,757**
411	1. Share capital	26.1	12,674,679,470	12,674,679,470
411a	*- Shares with voting rights*		*12,674,679,470*	*12,674,679,470*
412	2. Share premium	26.1	398,549,577	408,450,000
415	3. Treasury shares	26.1	(686,640)	(686,640)
417	4. Foreign exchange differences	26.1	(1,228,845,007)	(1,263,592,327)
420	5. Accumulated profit	26.1	4,100,554,197	1,392,652,658
420a	*- Accumulated profits (losses) by the end of prior period*		*1,669,015,112*	*(730,156,114)*
420b	*- Undistributed earnings of current period*		*2,431,539,085*	*2,122,808,772*
429	6. Non-controlling interests		1,646,491,350	971,095,596
440	**TOTAL LIABILITIES AND OWNERS' EQUITY**		**29,378,668,580**	**26,381,628,495**

Pham Thi Thu Ha	Le Truong Y Tram	Nguyen Xuan Thang
Preparer	Chief Accountant	General Director

30 October 2026

INTERIM CONSOLIDATED INCOME STATEMENT
Quarter III/2026

VND'000

Code	ITEMS	Notes	Quarter III		Accumulated from the beginning of the period	
			Current period	Previous period	Current period	Previous period
01	**1. Revenue from sale of goods and rendering of services**	27.1	**1,910,842,546**	**1,905,644,247**	**4,975,019,050**	**5,628,510,624**
02	**2. Deductions**	27.1	**1,900,761**	**10,239,670**	**27,052,842**	**25,929,528**
10	**3. Net revenues from sale of goods and rendering of services (10 = 01 - 02)**	27.1	**1,908,941,785**	**1,895,404,577**	**4,947,966,208**	**5,602,581,096**
11	**4. Costs of goods sold and rendering of services**	28	**1,037,943,253**	**1,133,050,784**	**2,799,501,912**	**3,388,966,375**
20	**5. Gross profit from sale of goods and rendering of services (20 = 10 - 11)**		**870,998,532**	**762,353,793**	**2,148,464,296**	**2,213,614,721**
22	**6. Finance income**	27.2	**55,274,887**	**78,926,557**	**219,512,926**	**214,610,942**
23	**7. Finance expenses**	29	**250,730,900**	**198,536,711**	**648,285,457**	**593,669,240**
24	*In which: Borrowing expenses*		*248,274,552*	*203,624,684*	*637,810,278*	*563,583,169*
25	**8. Selling expenses**	30	**67,663,037**	**107,687,909**	**216,723,426**	**325,676,654**
26	**9. General and administrative expenses**	30	**42,108,554**	**35,817,995**	**158,698,774**	**115,214,200**
30	**10. Operating profit {30 = 20 + 22 - (23 + 25 + 26)}**		**565,770,928**	**499,237,735**	**1,344,269,565**	**1,393,665,569**
31	**11. Other income**	31	**775,347**	**124,941**	**1,552,912,980**	**17,838,722**
32	**12. Other expenses**	31	**78,816,342**	**67,285,233**	**119,529,277**	**120,467,340**
40	**13. Other (loss) profit (40 =31 - 32)**	31	**(78,040,995)**	**(67,160,292)**	**1,433,383,703**	**(102,628,618)**

INTERIM CONSOLIDATED INCOME STATEMENT (continued)
Quarter III/2026

VND'000

Code	ITEMS	Notes	Quarter III		Accumulated from the beginning of the period	
			Current period	Previous period	Current period	Previous period
50	**14. Accounting profit before tax (50 = 30 + 40)**		**487,729,933**	**432,077,443**	**2,777,653,268**	**1,291,036,951**
51	**15. Current corporate income tax expense**	**32.1**	**16,497,080**	**-**	**117,414,310**	**-**
52	**16. Deferred tax (expense) income**	**32.2**	**(895,003)**	**-**	**14,095,993**	**20,755,673**
60	**17. Net profit after tax (60 = 50 - 51 + 52)**		**470,337,850**	**432,077,443**	**2,674,334,951**	**1,311,792,624**
61	**18. Net profit after tax attributable to shareholders of the parent**		**405,796,006**	**415,963,585**	**2,431,539,085**	**1,249,570,034**
62	**19. Net profit after tax attributable to the non-controlling interests**		**64,541,844**	**16,113,858**	**242,795,866**	**62,222,590**
70	**20. Basic earnings per share** (VND)		**320**	**328**	**1,919**	**986**
71	**21. Diluted earnings per share** (VND)		**320**	**328**	**1,919**	**986**

Pham Thi Thu Ha
Preparer

Le Truong Y Tram
Chief Accountant

CÔNG TY CỔ PHẦN HOÀNG ANH GIA LAI

Nguyen Xuan Thang
General Director

30 October 2026

INTERIM CONSOLIDATED CASH FLOW STATEMENT
Quarter III/2026

VND'000

Code	*ITEMS*	*Notes*	*Accumulated from the beginning of the period*	
			Current period	*Previous period*
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	Accounting profit before tax		**2,777,653,268**	**1,291,036,951**
	Adjustments for:			
02	Depreciation and amortisation		445,064,219	383,173,505
03	(Reversal of provisions) provisions		(352,334,661)	8,198,187
04	Unrealised foreign exchange loss (profit)		9,491,995	(14,671,886)
05	Profits from investing activities		(121,866,228)	(75,200,556)
06	Borrowing expenses	29	637,810,278	563,583,169
08	**Operating profit before changes in working capital**		**3,395,818,871**	**2,156,119,370**
09	Increase in receivables		(71,030,474)	(1,034,236,408)
10	Increase in inventories		(1,445,386,898)	(848,122,245)
11	Decrease in payables		(927,287,072)	(1,134,055,893)
12	Decrease (increase) in prepaid expenses		367,070,920	(166,111,345)
14	Interest paid		(956,322,902)	(302,652,956)
15	Corporate income tax paid	32.1	(7,150,290)	(37,667)
17	Other cash outflows for operating activities		(2,304,000)	(2,304,000)
20	**Net cash flows from (used in) operating activities**		**353,408,155**	**(1,331,401,144)**
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchase and construction of fixed assets and other assets		(1,773,674,429)	(1,168,443,874)
22	Proceeds from disposals of fixed assets and other assets		14,703,852	19,474,323
23	Loans to other entities		(3,009,803,076)	(542,346,485)
24	Collections from borrowers		2,090,192,089	427,730,623
25	Payments for investments in other entities		(1,292,769,615)	(207,500,000)
26	Proceeds from disposal of investments in other entities		2,038,202,346	7,500,000
27	Interest and dividends received		231,520,662	51,633,792
30	**Net cash flows used in investing activities**		**(1,701,628,171)**	**(1,411,951,621)**

INTERIM CONSOLIDATED CASH FLOW STATEMENT (continued)
Quarter III/2026

VND'000

Code	*ITEMS*	*Notes*	*Accumulated from the beginning of the period*	
			Current period	*Previous period*
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
33	Drawdown of borrowings		10,621,843,320	9,888,672,422
34	Repayment of borrowings		(9,865,804,182)	(6,449,256,837)
40	**Net cash flows from financing activities**		**756,039,138**	**3,439,415,585**
50	**Net (decrease) increase in cash for the period**		**(592,180,878)**	**696,062,820**
60	**Cash at the beginning of the period**	**4.1**	**679,528,813**	**149,708,825**
70	**Cash at the end of the period**	**4.1**	**87,347,935**	**845,771,645**

Pham Thi Thu Ha	Le Truong Y Tram	Nguyen Xuan Thang
Preparer	Chief Accountant	General Director

30 October 2026

1. COMPANY INFORMATION

Hoang Anh Gia Lai Joint Stock Company ("the Company") is incorporated under the Law on Enterprise of Vietnam pursuant to Business Registration Certificate No. 5900377720 issued by the Department of Finance of Gia Lai Province on 1 June 2006 and subsequent amended Business Registration Certificates.

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

As at 30 September 2026, the Company has six (6) direct subsidiaries, thirteen (13) indirect subsidiaries as disclosed in Note 18 to the interim consolidated financial statements.

The registered principal activities of the Company and its subsidiaries ("the Group") are to provide investment management; trading machineries and tools for cultivation and livestocks; agricultural services; mechanics; planting and trading fruits and other plants; breeding and trading pigs; generating and trading seeding; and operating in sport and entertainment activities.

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

2. BASIS OF PREPARATION

2.1 Applied accounting standards and system

The interim consolidated financial statements of the Group expressed in thousands of Vietnam dong ("VND'000"), are prepared in accordance with the Vietnamese Enterprise Accounting System and Vietnamese Accounting Standards issued by the Ministry of Finance as per:

- Decision No. 149/2001/QD-BTC dated 31 December 2001 on the Issuance and Promulgation of Four Vietnamese 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 consolidated 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 consolidated financial position and interim consolidated income statement and interim consolidated cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

2.2 Applied accounting documentation system

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

2. BASIS OF PREPARATION (continued)

2.3 *Fiscal year*

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

These interim consolidated financial statements for Quarter III/2026 are prepared for the period from 1 July 2026 to 30 September 2026.

2.4 *Accounting currency*

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

2.5 *Basis of consolidation*

The Group's interim consolidated financial statements comprise the financial statements of the parent company and its subsidiaries for Quarter III/2026.

Subsidiaries are fully consolidated from the date of acquisition, being the date on which the Group obtains control, and continued to be consolidated until the date that such control ceases.

The interim financial statements of subsidiaries are prepared for the same reporting period as the parent company, using consistent accounting policies.

All intra-group interim balances, income and expenses and unrealised gains or losses resulting from intra-group transactions are eliminated in full.

Non-controlling interests represent the portion of profit or loss and net assets not held by the Group and are presented separately in the interim consolidated income statement and within equity in the interim consolidated statement of financial position.

Impact of change in the ownership interest of a subsidiary, without a loss of control, is recorded in undistributed earnings.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 *Changes in accounting policies and disclosures*

The accounting policies adopted by the Group in the preparation of the interim consolidated financial statements are consistent with those followed in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2025 and the interim consolidated financial statements for the ended 30 September 2025, except for the change in the accounting policies arising from the initial adoption of Circular No. 99/2025/TT-BTC and Circular No. 43/2026/TT-BTC.

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

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

The Group has applied the 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 34.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.1 *Changes in accounting policies and disclosures* (continued)

3.1.2 *Circular No. 43/2026/TT-BTC amending and supplementing Circular No. 202/2014/TT-BTC*

On 20 April 2026, the Ministry of Finance issued Circular No. 43/2026/TT-BTC ("Circular 43") amending and supplementing a number of articles of Circular No. 202/2014/TT-BTC, which provides guidance on preparation and presentation of the consolidated financial statements. Circular 43 is effective for the preparation and presentation of consolidated financial statements for financial years beginning on or after 1 January 2026.

The Group has applied the changes in accounting treatment in accordance with the provisions of Circular 43 on a prospective basis, as Circular 43 and the Vietnamese Accounting Regime do not require retrospective application of these changes.

3.2 *Cash and cash equivalents*

Cash and cash equivalents comprise cash on hand, cash at banks and short-term, highly liquid investments with an original maturity of not more than three months that are readily convertible into known amounts of cash, that are subject to an insignificant risk of change in value and not subject to any restrictions on use.

3.3 *Receivables*

Receivables are presented in the interim consolidated 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 consolidated income statement. When bad debts are determined as unrecoverable and are written off those bad debts, the difference between the provision for doubtful receivables previously made and historical cost of receivables is included in the interim consolidated income statement.

3.4 *Inventories*

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

Inventories are stated at the lower of cost and net realizable value.

Net 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 Group determines quantities and value of inventories issued in the period based on the quantities and value for each incurred transaction, and recognises value of the inventories issued as follows:

Raw and construction materials, tools and supplies and merchandise goods	- cost of purchase on a weighted average basis.
Finished goods and work-in-process	- cost of finished goods on a weighted average basis. - For the purpose of calculating the cost of finished goods, raw materials and supplies are allocated based on standard consumption rates

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.4 Inventories (continued)

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 Group recognises the inventory provision when there is evidence that the net realisable value is lower than the cost of inventories.

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

3.5 Biological assets

Livestock raised for single-harvest

Livestock raised for single-harvest of the Group comprises piglets held for fattening, fish raised for commercial sale, silkworms raised for cocoon production, and other livestock held for sale upon reaching their intended commercial condition.

The cost of livestock raised for single-harvest includes all costs incurred for the purchase, care and raising of such livestock, as well as other directly attributable costs incurred in relation to these biological assets.

Seasonal crops or crops for single-harvest production

Seasonal crops or crops for single-harvest production of the Group comprise various agricultural crops cultivated for the harvesting and sale of agricultural produce, including fruit crops (such as bananas and durian), mulberry leaves, and acacia plantations for timber production. The carrying value and yield of these crops may be affected by a range of factors, including climatic conditions, diseases and pests, rainfall patterns, seed quality, soil characteristics, and cultivation and maintenance practices.

The cost of seasonal crops or crops for single-harvest production includes all costs incurred for the purchase, cultivation, planting, and care of such crops, as well as other costs directly attributable to these biological assets.

Livestock raised for periodic harvest

Livestock raised for periodic harvest of the Group comprise breeding pigs held for reproductive purposes.

The accounting treatment is as follows:

- The cost of livestock raised for periodic harvest includes costs incurred for the purchase, care, raising of such livestock and other directly attributable costs from initial recognition up to the stage of maturity (i.e. when the biological assets are ready to produce agricultural products or are capable of performing specific functions in accordance with the relevant technical requirements).
- Upon reaching the maturity stage, the Group commences depreciating the biological assets based on their depreciable amount. Depreciation of livestock raised for periodic harvest is calculated in accordance with Decision No. 0109/QD-HAGL dated 1 September 2020, providing guidance on depreciation over the exploitation cycle of 5 years.
- When breeding biological assets commence production or generate new biological assets (e.g. sows giving birth to piglets, breeding pigs): the cost of the newly generated biological assets (such as piglets) comprises the portion of care and rearing costs incurred during the period attributable to such newly generated biological assets, together with the depreciation expense of the parent biological assets.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.5 *Biological assets* (continued)

Livestock raised for periodic harvest (continued)

In cases where the costs of purchase, cultivation, planting, or care incurred do not result in an increase in the future economic benefits of the Group, such costs are recognised as production and business expenses in the period in which they are incurred.

Provision for diminution in value of biological assets

A provision for diminution in value of biological assets is recognised when there is evidence that the net realisable value is lower than the cost of the biological assets. At the end of the period, the Group assesses the quantity, cost and net realisable value of each type of biological assets to determine the amount of provision for diminution in value of biological assets to be recognised or reversed.

Increase or decrease in the provision for diminution in value of biological assets is recognised in cost of goods sold in the interim consolidated income statement.

3.6 *Tangible fixed assets*

Tangible fixed assets comprise assets with physical substance held by the enterprise for use in production and business activities, and biological assets consisting of perennial plants for periodic outputs and working animals.

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises its purchase price and any directly attributable costs of bringing the tangible fixed asset to the location and condition necessary for it to be capable of operating as intended by the Group.

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 consolidated income statement as incurred.

Perennial plants for periodic yields

The perennial plants of the Group include agricultural plantations (banana, durian and mulberry leaves). The cost of perennial plants comprises purchase costs, planting costs, cultivation and maintenance costs, and other directly attributable costs incurred to develop the plantations from inception up to the stage of maturity and readiness for harvest.

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 consolidated income statement.

3.7 *Intangible fixed assets*

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of an intangible fixed asset comprises its purchase price and any directly attributable costs of preparing the intangible fixed asset to a condition for it to be capable of operating for its intended use of the Group.

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.7 *Intangible fixed assets* (continued)

Land use rights

Advance payments for land rental under land lease contracts effective before 2003 for which land use right certificate had been issued are recorded as intangible fixed asset according to Circular No. 45/2013/TT-BTC issued by the Ministry of Finance on 25 April 2013 providing guidance on management, use and depreciation of fixed assets ("Circular 45"). The cost of land use rights comprises all costs directly attributable to preparing the land for its intended use.

Computer software

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

3.8 *Depreciation and amortization*

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

Buildings and structures	5 - 50 years
Machinery and equipment	3 - 20 years
Means of transport and transmission	6 - 25 years
Office equipment	3 - 10 years
Perennial plants for periodic yields	20 years
Land use rights	19 - 40 years
Computer software	5 - 8 years
Other assets	8 - 15 years

No amortisation is required for infinite land use right.

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.

Perennial plants for periodic yields is depreciated starting from the time it is assessed to have reached maturity, i.e. when the rate of producing has reached 50 percent of the plantation from the harvesting year.

(i) Depreciation of banana plantations is calculated in accordance with Decision No. 0109/QD-HAGL dated 1 September 2024, providing guidance on depreciation of banana plantations over their exploitation cycle of 20 years.

(ii) Depreciation of durian plantations is calculated in accordance with Decision No. 109/QD-HAGL dated 1 October 2023, providing guidance on depreciation of durian fruit plantations over their exploitation cycle of 20 years.

(iii) Depreciation of mulberry leaves plantations are calculated in accordance with Decision No. 111/QD-HAGL dated 1 April 2025, providing guidance on depreciation of mulberry leaves plantations over their exploitation cycle of 20 years

3.9 *Investment properties*

Investment properties are stated at cost including transaction costs less accumulated depreciation and/or amortisation.

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.9 *Investment properties* (continued)

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

Buildings and structures	30 years

Investment properties are derecognised in the interim consolidated statement of financial position when either they have been disposed of or when the investment properties are permanently withdrawn from use and no future economic benefit is expected from its disposal. The difference between the net disposal proceeds and the carrying amount of the assets is recognised in the interim consolidated income statement in the period of retirement or disposal.

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

3.10 *Construction in progress*

Construction in progress represents the costs of acquiring new assets that have not yet been fully installed or the costs of construction that have not yet been fully completed. Construction in progress represents costs directly attributable to the construction of the Group's buildings, plantations.

Construction in progress will be transferred to the appropriate fixed asset account when these assets are fully installed or the construction project is fully completed, and depreciation of these assets will commence when they are ready for their intended use.

Construction costs are recognised as expenses when such costs do not meet the conditions to be recognised as fixed assets..

Building and structures

Includes costs directly related to the construction of the Group's factories, offices and structures such as construction costs, survey costs, design and other related costs.

Agriculture plantation

Plantation costs include costs directly attributable to the orchards and other plantations such as land preparation, seeds, fertilizer, transportation costs of seeds and other materials, workers' wages, building roads and fences, fire prevention and security guards, anti-botanic drugs and other related costs.

Livestock project

Includes costs directly related to the development livestock project.

3.11 *Leased assets*

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

A lease is classified as a finance lease whenever the terms of the lease transfer substantially all the risks and rewards of ownership of the asset to the lessee. All other leases are classified as operating leases.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.11 *Leased assets* (continued)

Where the Group is the lessee

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

Where the Group is the lessor

Assets subject to operating leases are included as the Group's investment properties in the interim consolidated statement of financial position. Initial direct costs incurred in negotiating an operating lease are recognised in the interim consolidated income statement as incurred. Lease income is recognised in the interim consolidated income statement on a straight-line basis over the lease term.

3.12 *Borrowing costs*

Borrowing costs consist of interest and other costs that an entity incurs in connection with the Group's borrowing of funds.

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

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

Costs directly related to the borrowing, excluding interest expense, such as valuation fees, audit fees, loan documentation costs, and loan arrangement fees, are allocated over the loan period using straight line method.

3.13 *Deferred expenses*

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

The following types of expenses are recorded as long-term prepaid expense and are amortised to the interim consolidated income statement.

- Prepaid rental fees are amortised over the lease year;
- Tools and consumables used for more than one year with high value;
- Land costs including land clearing, land improvement and preparation costs for cultivation, are amortized over the period in which the related economic benefits generated from such expenditures are realized;
- Plantation rehabilitation costs, including expenditures incurred in the maintenance of plantations to sustain their productive condition, are amortized over a period corresponding to the growth and production characteristics of each crop.

3.14 *Business combinations and goodwill*

Business combinations are accounted for using the purchase method. The cost of a business combination is measured as the fair value of assets given, equity instruments issued and liabilities incurred or assumed at the date of exchange plus any costs directly attributable to the business combination. Identifiable assets and liabilities and contingent liabilities assumed in a business combination are measured initially at fair values at the date of business combination.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.14 Business combinations and goodwill (continued)

Goodwill acquired in a business combination is initially measured at cost being the excess of the cost the business combination over the Group's interest in the net fair value of the acquiree's identifiable assets, liabilities and contingent liabilities. If the cost of a business combination is less than the fair value of the net assets of the subsidiary acquired, the difference is recognised directly in the interim consolidated income statement. After initial recognition, goodwill is measured at cost less any accumulated amortisation. Goodwill is amortised over a maximum ten (10) year on a straight-line basis. The parent company conducts the periodical review for impairment of goodwill of investment in subsidiaries. If there are indicators of impairment loss incurred is higher than the yearly allocated amount of goodwill on the straight-line basis, the higher amount will be recorded in the interim consolidated income statement.

When the Company acquires the non-controlling interests of a subsidiary, the difference between the cost of acquisition and the carrying amount of the non-controlling interest is reflected in undistributed earnings in the interim consolidated statement of financial position.

When the parent company partly disposed its ownership interest in subsidiaries and recognized the results of disposal in the undistributed earnings/(accumulated losses) on the interim consolidated statement of financial position in the past, then partly disposed an additional ownership interest which lead to loss of control in those subsidiaries, the parent company transferred the gains/(losses) previously recognized in the undistributed earnings/(accumulated losses) into the interim consolidated income statement.

3.15 Assets acquisitions and business combinations

The Group acquires subsidiaries that own assets and production activities. At the date of acquisition, the Group considers whether the acquisition represents the acquisition of a business. The Group accounts for an acquisition as a business combination where an integrated set of activities is acquired in addition to the assets.

When the acquisition of subsidiaries does not represent a business combination, it is accounted for as an acquisition of a group of assets and liabilities. The cost of the acquisition is allocated to the assets and liabilities acquired based upon their relative fair values, and no goodwill or deferred tax is recognised.

3.16 Investments

Investment in associates

The Group's investment in associates is accounted for using the equity method of accounting. An associate is an entity in which the Group has significant influence that is neither subsidiary nor joint venture. The Group generally deems they have significant influence if they have over 20% of the voting rights.

Under the equity method, the investment is carried in the interim consolidated statement of financial position at cost plus post acquisition changes in the Group's share of net assets of the associates. Goodwill arising on acquisition of the associate is included in the carrying amount of the investment. Goodwill is not amortised and subject to annual review for impairment. The interim consolidated income statement reflects the share of the post-acquisition results of operation of the associate.

The share of post-acquisition profit (loss) of the associates is presented on face of the interim consolidated income statement and its share of post-acquisition movements in reserves is recognised in reserves. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. Dividend/profit sharing receivable from associates reduces the carrying amount of the investment.

The financial statements of the associates are prepared for the same reporting period and use the same accounting policies as the Group. Where necessary, adjustments are made to bring the accounting policies in line with those of the Group.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.16 *Investments* (continued)

Investment in other entities

Investment in other entities is stated at their acquisition costs.

Held-to-maturity investments

Held-to-maturity investments are stated at costs.

Provision for diminution in value of investments

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

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

3.17 *Payables*

Trade and other payables comprise obligations of the Group 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.

3.18 *Accrued expenses*

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

3.19 *Provisions*

Provisions are recognised when the Group has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

3.20 *Bonds issued*

Straight bonds

At initial recognition, straight bonds are measured at cost which comprises proceeds from issuance net of issuance costs. Any discount, premium or issuance costs are amortized on a straight-line basis over the term of the bond.

For issued bonds with floating interest rates that are periodically reset based on market rates, where the interest rate reset eliminates the discount or premium arising from the bond's favourable or unfavourable terms, the discount or premium shall be amortized over the period from the issuance date to the next interest rate reset date (i.e., the date on which the bond's nominal interest rate is adjusted in line with market interest rate movements).

For issued bonds with floating interest rates that are periodically reset based on market rates, where the interest rate reset does not eliminate the discount or premium arising from the bond's favourable or unfavourable terms, the discount or premium shall be amortized over the entire term of the issued bond

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.21 Earnings per share

Basic earnings per share amounts are calculated by dividing net profit after tax for the period attributable to ordinary shareholders of the Group after appropriation to bonus and welfare fund (if any) by the weighted average number of ordinary shares outstanding during the period.

Diluted earnings per share amounts are calculated by dividing the net profit after tax attributable to ordinary shareholders of the Group (after adjusting for interest on the convertible preference shares) by the weighted average number of ordinary shares outstanding during the period plus the weighted average number of ordinary shares that would be issued on conversion of all dilutive potential ordinary shares.

3.22 Foreign currency transactions

Transactions denominated in currencies other than the accounting currency of the Group (VND) are initially recorded using the actual transaction exchange rates or carrying exchange rates, depending on the nature and substance of the underlying transactions and the principles for determining exchange rates at the transaction dates, as follows:

Actual transaction exchange rates

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

Where the commercial bank with which the Group frequently conducts transactions does not publish an exchange rate for the foreign currency in which transactions are denominated, the Group uses an intermediate currency for translation into the entity's accounting currency, provided that such approach is applied consistently.

Carrying exchange rates

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

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

Conversion of the financial statements of foreign operations

Conversion of the interim financial statements of a subsidiary of the Group which maintains its accounting records in other currency rather than the Group's accounting currency of VND, for consolidation purpose, is as follows.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.22 *Foreign currency transactions* (continued)

Conversion of the financial statements of foreign operations (continued)

Conversion of the financial statements of a subsidiary of the Group which maintains its accounting records in other currency rather than the Group's accounting currency of VND for the interim consolidation purpose is as follows:

- Assets and liabilities of foreign subsidiaries, together with goodwill arising from the acquisition of foreign subsidiaries, are converted into VND at the closing exchange rate at the end of the reporting period (being the average buying and selling transfer exchange rate of the commercial bank with which the Group frequently conducts transactions as at the end of the reporting period);
- The net assets of the subsidiary held by the parent company as at the acquisition date are translated at the carrying exchange rate on the acquisition date;
- Retained earnings after tax arising after the acquisition date of the subsidiary are translated by recalculating based on the revenue and expense items in the interim consolidated income statement;
- Dividends paid are translated at the actual exchange rate on the dividend payment date;
- Items presented in the interim consolidated income statement and the interim consolidated statement of cash flows are translated at the actual exchange rates prevailing at the dates of the transactions. Where the average exchange rate for the reporting period approximates the actual exchange rates at the transaction dates (with differences not exceeding the spot exchange rate band prescribed by the State Bank of Vietnam), the average exchange rate may be applied.

Where the commercial bank with which the Group frequently conducts transactions does not publish an exchange rate for the foreign currency in which transactions are denominated, the Group may select an intermediate currency for translation into the Parent Company's reporting currency. Such selection shall be applied consistently in accordance with Vietnamese Accounting Standards.

3.23 *Share capital*

Ordinary shares

Ordinary shares with voting rights are recognised at par value.

Share premium

Share premium is the difference between the par value and the issuance price of the shares, minus the actual issuance expenses incurred corresponding to the number of shares successfully issued. Issuance expense related to unsuccessful shares are recognised as finance expenses.

Treasury shares

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

3.24 *Appropriation of net profit*

Net profit after tax (excluding negative goodwill arising from a bargain purchase) is available for appropriation to shareholders upon proposal by the Board of Directors and after approval by the shareholders in the annual general meeting, and after making appropriation to reserve funds in accordance with the Company's Charter and Vietnam's regulatory requirements.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.24 *Appropriation of net profit* (continued)

The Group maintains the following reserve funds which are appropriated from the Group's net profit after tax 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 Group's expansion of its operation or in-depth investments.

- *Bonus and welfare fund*

  This fund is set aside for employee reward, incentives, common benefits and welfare improvements, and presented as a liability on the interim consolidated statement of financial position.

3.25 *Revenue recognition*

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

Sale of goods

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

Rendering of services

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

Interest income

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

Rental income

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

Dividend and profit

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

3.26 *Revenue deductions*

Revenue deductions include trade discounts, sales allowances and sales returns.

Revenue deductions arising in the same period in which products, goods, or services are sold are recorded as a reduction of revenue in that period. In cases where products, goods, or services are sold during the period but trade discounts, sales allowances, or sales returns arise in the subsequent year, the Group reduces the revenue recognised for the period, provided that such revenue deductions arise before the issuance date of the interim consolidated financial statements.

3.27 *Selling expenses*

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.28 General and administrative expenses

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

3.29 Taxation

Current income tax

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

Current income tax is charged or credited to the interim consolidated 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 Group to offset current tax assets against current tax liabilities and when the Group intends to settle its current tax assets and liabilities on a net basis.

Deferred tax

Deferred tax is provided using the liability method on temporary differences at the end of the reporting period between the tax base of assets and liabilities and their carrying amount for interim consolidated financial reporting purposes.

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

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

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

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

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

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.29 Taxation (continued)

Deferred tax (continued)

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

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

Deferred tax is charged or credited to the interim consolidated 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 Group to offset current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority on either the same taxable entity.

3.30 Related parties

Parties are considered to be related parties of the Group if one party has the ability to directly or indirectly control or to exercise significant influence over, the other party in making financial and operating decisions, or when the Group and the other party are under common control or subject to significant influence by the same party. Related parties may be entities or individuals, including close members of their families.

4. CASH

4.1 *Cash and cash equivalent*

VND'000

	30 September 2026	*31 December 2025*
Cash in banks	72,951,006	175,501,542
In which:		
- Tien Phong Commercial Joint Stock Bank	*19,986,364*	*294,672*
- Orient Commercial Bank	*17,757,029*	*6,027,929*
- Military Commercial Joint Stock Bank	*5,120,984*	*125,054,875*
- Joint Stock Commercial Bank for Foreign Trade of Viet Nam	*4,113,568*	*19,936,280*
- Other banks	*25,973,061*	*24,187,786*
Cash in transit	8,478,956	-
Cash on hand	2,355,973	4,027,271
Cash equivalent	3,562,000	500,000,000
TOTAL	**87,347,935**	**679,528,813**

4.2 *Other current assets*

VND'000

	30 September 2026	*31 December 2025*
Cash in banks	1,139,029,119	-
- Orient Commercial Bank	*1,139,029,119*	-

The ending balance represents the demand deposit of Hoang Anh Gia Lai International Investment Joint Stock Company ("HGI") opened at Orient Commercial Joint Stock Bank ("OCB") - Head Office Business Center, held in an escrow account to receive proceeds from the initial public offering in accordance with applicable laws. On 6 October 2026, the State Securities Commission issued Official Dispatch No. 9917/UBCK-QLCB confirming receipt of HGI's report on the results of the initial public offering. Accordingly, on 7 October 2026, HGI submitted Official Letter No. 10/26/CV-HGI to OCB - Head Office Business Center requesting the unfreezing of the account, and the account was released on the same day.

5. HELD-TO-MATURITY INVESTMENTS

VND'000

	30 September 2026	*31 December 2025 (Restated)*
Short-term		
Short-term loans *(i)*	1,055,917,402	2,820,821,916
In which		
- *Souk Houng Heang Savannakhet Co., Ltd.*	*431,437,627*	-
- *Dong Gia Lai Food Processing JSC*	*178,921,760*	*490,713,549*
- *Tay Nguyen Agriculture Services Co., Ltd.*	-	*1,183,527,287*
- *Stung Treng S.K Plantation Development Co., Ltd.*	-	*233,562,133*
- *Others*	*445,558,015*	*913,018,947*
Term deposits	400,000,000	-
Interest income	116,286,714	260,629,919
TOTAL	**1,572,204,116**	**3,081,451,835**
In which:		
Other parites	*1,567,285,472*	*1,171,598,399*
Short-term related parties (Notes 33)	*4,918,644*	*1,909,853,436*
Long-term		
Business Cooperation Contract ("BCC")	1,251,479,407	-
- *Stung Treng Agricultural Development Joint Stock Company*	*670,000,000*	-
- *Savannakhet Investment Joint Stock Company*	*316,000,000*	-
- *Champa Coffee Joint Stock Company*	*250,000,000*	-
- *Others*	*15,479,407*	-
Income from BCC contribution	29,513,149	-
TOTAL	**1,280,992,556**	-
In which:		
Other parites	*961,459,296*	-
Long-term related parties (Notes 33)	*319,533,260*	-

(i) This represented unsecured loans with maturity dates from 2026 to 2027.

6. OTHER SHORT-TERM INVESTMENTS

VND'000

	30 September 2026	*31 December 2025 (Restated)*
BCC	1,245,000,000	762,210,841
In which:		
- *Savannakhet Investment Joint Stock Company*	*495,000,000*	-
- *Stung Treng Agricultural Development Joint Stock Company*	*450,000,000*	-
- *Champa Coffee Joint Stock Company*	*300,000,000*	-
- *Tay Nguyen Agriculture Services Co., Ltd.*	-	*350,000,000*
- *Banlung Agricultural and Forestry Development Company Limited*	-	*191,873,563*
- *Bolaven Agriculture and Silkworm Sole Co., Ltd.*	-	*132,137,128*
- *Paksong Macadamia and Coffee Agri-Development Company Limited*	-	*88,200,150*
Deposit for BCC of Thanh Trung Agricultural Company Limited	820,000,000	820,000,000
TOTAL	**2,065,000,000**	**1,582,210,841**

Included in other short-term investments were amounts due from related parties aggregating to VND'000 1,315,000,000 as at 30 September 2026 *(Note 33)*.

7. SHORT-TERM TRADE RECEIVABLES

VND'000

	30 September 2026	*31 December 2025*
Receivables from sales of goods and rendering of services	784,452,984	1,273,474,926
In which:		
- *Dak Ram Agriculture Joint Stock Company*	*153,213,676*	-
- *Tay Nguyen Agriculture Services Co., Ltd.*	*89,565,386*	*753,805,853*
- *Gia Lai Freshwater Fish Joint Stock Company*	*89,082,751*	*208,646,697*
- *Dong Gia Lai Food Processing Joint Stock Company*	*83,291,735*	*83,291,735*
- *Others*	*369,299,436*	*227,730,641*
Others	3,651,203	5,432,889
TOTAL	**788,104,187**	**1,278,907,815**

Included in trade receivables were amounts due from related parties aggregating to VND'000 123,287,485 as at 30 September 2026 *(Note 33)*.

8. SHORT-TERM ADVANCE TO SUPPLIERS

VND'000

	30 September 2026	*31 December 2025*
Advances to suppliers of goods and services	290,056,064	168,270,256
In which:		
- *Tay Nguyen Agriculture Services Co., Ltd.*	*142,933,741*	*127,491,235*
- *Dong Gia Lai Food Processing Joint Stock Company*	*82,731,120*	-
- *Others*	*64,391,203*	*40,779,021*
Advance to contractors for construction and purchase of machineries and equipments	17,924,343	17,899,060
TOTAL	**307,980,407**	**186,169,316**

Included in advances to suppliers were amounts due to related parties aggregating to VND'000 145,933,741 as at 30 September 2026 *(Note 33)*.

9. OTHER RECEIVABLES

VND'000

	30 September 2026	*31 December 2025 (Restated)*
Short-term		
Debt offsetting	1,411,689,418	642,535,922
Advances to employees	42,714,620	25,668,364
Others	36,734,045	11,667,062
	1,491,138,083	**679,871,348**
Long-term		
Long-term deposits	24,197,393	12,995,497
	24,197,393	**12,995,497**
TOTAL	**1,515,335,476**	**692,866,845**

Included in other short-term receivables was amount due from related parties aggregating to VND'000 20,588,775 as at 30 September 2026 *(Note 33)*.

10. INVENTORIES

VND'000

	30 September 2026	*31 December 2025 (Restated)*
Raw materials	129,017,980	86,631,972
Merchandise goods	88,818,459	113,856,293
Tools and supplies	6,701,623	1,537,762
Finished goods	3,157,738	4,570,356
Work in process	4,588,465	2,820,930
TOTAL	**232,284,265**	**209,417,313**
Provision for obsolete inventories	(2,341,575)	(2,341,575)
NET	**229,942,690**	**207,075,738**

11. BIOLOGICAL ASSETS

VND'000

	30 September 2026		*31 December 2025 (Restated)*	
	Historical cost	*Recoverable amount*	*Historical cost*	*Recoverable amount*
Short-term				
Short-term livestock raised for single-harvest	68,610,829	68,610,829	34,499,693	34,499,693
In which:				
- Pork	*40,379,240*	*40,379,240*	*16,759,210*	*16,759,210*
- Fish	*27,373,926*	*27,373,926*	*10,186,931*	*10,186,931*
- Others	*857,663*	*857,663*	*7,553,552*	*7,553,552*
Season crops	437,967,727	437,967,727	450,738,890	450,738,890
In which:				
- Banana trees (i)	*345,209,440*	*345,209,440*	*300,661,783*	*300,661,783*
- Durian trees (ii)	*46,635,838*	*46,635,838*	*123,135,743*	*123,135,743*
- Others	*46,122,449*	*46,122,449*	*26,941,364*	*26,941,364*
	506,578,556	**506,578,556**	**485,238,583**	**485,238,583**
Long-term				
Long-term consumable biological crops	18,794,143	18,794,143	27,046,988	27,046,988
Immature livestock raised for periodic harvest	10,393,175	10,393,175	82,318,108	82,318,108
	29,187,318	**29,187,318**	**109,365,096**	**109,365,096**
TOTAL	**535,765,874**	**535,765,874**	**594,603,679**	**594,603,679**

(i) Banana plants

Banana plants are a type of agricultural crops with an establishment period of approximately 9 to 12 months and harvesting cycle of approximately 1 to 2 harvests per annum. The value and productivity of banana plants are influenced by weather conditions, diseases, rainfall, plant genetics, soil quality, and cultivation practices.

(ii) Durian plants

Durian trees are a type of agricultural crops with an establishment period of approximately 3 to 5 years and harvesting cycle of 1 harvest per annum. The value and productivity of durian trees are are influenced by weather conditions, diseases, rainfall, plant genetics, soil quality, and cultivation practices.

12. DEFERRED EXPENSES

VND'000

	30 September 2026	*31 December 2025 (Restated)*
Short-term		
Plantation renovation costs	2,076,455	44,261,977
Tools and supplies	156,743	1,174,793
Others	2,223,673	1,389,517
	4,456,871	**46,826,287**
Long-term		
Land costs	372,073,633	376,366,527
Plantation renovation costs	79,363,355	103,366,752
Tools and supplies	9,052,812	11,113,494
Other long-term prepaid expenses	18,052,099	26,803,789
	478,541,899	**517,650,562**
TOTAL	**482,998,770**	**564,476,849**

13. TANGIBLE FIXED ASSETS

VND'000

	Buildings and structures	*Machinery and equipment*	*Means of transportations*	*Office equipment*	*Perennial plants for periodic yields*	*Total*
Cost						
As at 31 December 2025	3,295,112,452	259,729,097	722,942,284	4,446,031	6,133,681,137	10,415,911,001
Transferred from construction in progress	73,098,106	2,743,198	16,144,688	-	517,492,148	609,478,140
Newly purchases	3,336,946	36,260,882	4,212,782	1,883,403	-	45,694,013
Write-offs and disposals	(14,224,323)	(628,154)	(21,457,173)	-	(341,572,398)	(377,882,048)
Reclassification	-	(1,543,814)	17,994	-	(3,738,902)	(5,264,722)
Foreign exchange differences	(16,209,812)	(1,119,642)	(4,894,271)	-	(19,820,115)	(42,043,840)
As at 30 September 2026	3,341,113,369	295,441,567	716,966,304	6,329,434	6,286,041,870	10,645,892,544
Accumulated depreciation						
As at 31 December 2025	(725,251,453)	(115,512,507)	(257,958,232)	(4,084,147)	(1,413,443,121)	(2,516,249,460)
Depreciation for the period	(146,841,100)	(22,317,554)	(46,712,914)	(175,685)	(265,293,829)	(481,341,082)
Write-offs and disposals	2,548,209	-	18,107,864	-	37,490,202	58,146,275
Foreign exchange differences	3,908,189	322,601	1,576,952	-	3,277,870	9,085,612
As at 30 September 2026	(865,636,155)	(137,507,460)	(284,986,330)	(4,259,832)	(1,637,968,878)	(2,930,358,655)
Net carrying amount						
As at 31 December 2025	2,569,860,999	144,216,590	464,984,052	361,884	4,720,238,016	7,899,661,541
As at 30 September 2026	2,475,477,214	157,934,107	431,979,974	2,069,602	4,648,072,992	7,715,533,889

14. INTANGIBLE FIXED ASSETS

VND'000

	Land use rights	*Computer software*	*Total*
Cost			
As at 31 December 2025	612,210,015	15,127,865	627,337,880
Newly purchases	319,370,520	238,386	319,608,906
As at 30 September 2026	931,580,535	15,366,251	946,946,786
Accumulated amortisation			
As at 31 December 2025	(39,397,339)	(14,941,453)	(54,338,792)
Amortisation for the period	(14,377,462)	(47,032)	(14,424,494)
As at 30 September 2026	(53,774,801)	(14,988,485)	(68,763,286)
Net carrying amount			
As at 31 December 2025	572,812,676	186,412	572,999,088
As at 30 September 2026	877,805,734	377,766	878,183,500

15. MATURE BEARER BIOLOGICAL LIVESTOCK

VND'000

	Breeding
Cost	
As at 31 December 2025 (Restated)	13,429,883
Livestock that has reached maturity during the period	104,864,085
Newly purchases	32,090,011
Disposal	(5,252,584)
Reclassification	(62,030)
As at 30 September 2026	145,069,365
Accumulated depreciation	
As at 31 December 2025 (Restated)	(1,010,829)
Depreciation for the period	(7,606,223)
Disposal	1,074,321
As at 30 September 2026	(7,542,731)
Net carrying amount	
As at 31 December 2025 (Restated)	12,419,054
As at 30 September 2026	137,526,634

16. INVESTMENT PROPERTIES

VND'000

	Buildings, structures
Cost	
As at 31 December 2025 and 30 September 2026	63,456,715
Accumulated depreciation	
As at 31 December 2025	(14,653,847)
Depreciation for the period	(1,912,181)
As at 30 September 2026	(16,566,028)
Net carrying amount	
As at 31 December 2025	48,802,868
As at 30 September 2026	46,890,687

17. CONSTRUCTION IN PROGRESS

VND'000

	30 September 2026	*31 December 2025 (Restated)*
Orchards development costs	5,664,305,231	5,755,181,830
Planting coffee trees costs	3,919,995,721	1,762,214,333
Livestock projects	765,008,187	787,066,219
Buildings and manufacturing factories	79,790,766	35,343,946
Others	96,314,139	98,911,972
TOTAL	**10,525,414,044**	**8,438,718,300**

18. INVESTMENTS IN SUBSIDIARIES

Details of the Company's subsidiaries as at 30 September 2026 are as follows:

Company names	*Location*	*Status of operation*	*Date of establishment or acquisition*	*% holding*
Agriculture plantation sector				
(1) Hoang Anh Gia Lai International Investment Joint Stock Company	Gia Lai, Vietnam	Operating	31/1/2018	83.90
(2) Dai Thang Agricultural Development Co., Ltd.	Champasak, Laos	Operating	31/1/2018	83.90
(3) Khan Xay Agriculture Development Co., Ltd.	Attapeu, Laos	Operating	31/3/2020	83.90
(4) Gia Lai Livestock Joint Stock Company	Gia Lai, Vietnam	Operating	10/9/2020	97.91
(5) Hoang Anh Gia Lai Coffee Joint Stock Company (The former name is Lo Pang Livestock Joint Stock Company)	Gia Lai, Vietnam	Operating	31/3/2022	86.15
(6) Bolaven High-Tech Agriculture Co., Ltd.	Champasak, Laos	Operating	1/4/2023	83.90

18. INVESTMENTS IN SUBSIDIARIES (continued)

Details of the Company's subsidiaries as at 30 September 2026 are as follows (continued):

Company names	*Location*	*Status of operation*	*Date of establishment or acquisition*	*% holding*
Agriculture plantation sector (continued)				
(7) Le Me Joint Stock Company	Gia Lai, Vietnam	Operating	20/6/2023	99.42
(8) Flour Manufacturing Co., Ltd.	Stung Treng, Cambodia	Operating	20/6/2023	99.42
(9) Tra Ba Animal Feed Processing Joint Stock Company	Gia Lai, Vietnam	Operating	20/6/2023	98.43
(10) Hoan Thinh Attapeu Agricultural Development One Member Co., Ltd.	Attapeu, Laos	Operating	20/6/2023	98.43
(11) Mang Yang Agricultural Joint Stock Company	Gia Lai, Vietnam	Operating	9/5/2025	95.53
(12) Souk Houng Heang Agricultural Development Co., Ltd.	Champasak, Laos	Pre-operating *(i)*	1/6/2025	83.90
(13) Bolaven Sturgeon Seafood Joint Stock Company	Gia Lai, Vietnam	Operating	9/6/2025	85.13
(14) Sturgeon Bolaven Paksong Sole Co., Ltd.	Champasak, Laos	Operating	9/6/2025	85.13
(15) Phu Quy Gia Lai Agricultural Joint Stock Company	Gia Lai, Vietnam	Operating	11/12/2025	83.58
(16) Saysettha Agriculture and Forestry Development Sole Co.,Ltd.	Attapeu, Laos	Operating	11/12/2025	75.78
(17) Sanamxay Agriculture and Forestry Development Co.,Ltd.	Attapeu, Laos	Operating	11/12/2025	75.78
Construction, trading and services sector				
(18) LPBank Hoang Anh Gia Lai Sport Joint Stock Company	Gia Lai, Vietnam	Operating	12/1/2009	98.34
(19) Hoang Anh Gia Lai Vientiane Co., Ltd.	Vientiane, Laos	Pre-operating *(i)*	6/5/2010	100.00

(i) Pre-operating status represents subsidiary that is in investment phase and had not start its operation as at 30 September 2026.

19. INVESTMENTS IN OTHER ENTITIES

VND'000

	30 September 2026	*31 December 2025*
BCC with Stung Treng S.K Plantation Development Co., Ltd.	66,620,841	-
Thanh Nien Media Corporation	6,200,000	6,200,000
Hoang Anh Gia Lai International Agricultural Joint Stock Company	-	909,019,966
Others	2,330,041	2,330,041
Total	**75,150,882**	**917,550,007**
Provision for long-term investments	(8,530,040)	(369,300,006)
NET	**66,620,842**	**548,250,001**

20. SHORT-TERM TRADE PAYABLES

VND'000

	30 September 2026	*31 December 2025*
Payable for purchase of goods and services	607,291,818	842,891,845
In which:		
- *Do Holdings Development Investment Commercial Joint Stock Company*	*150,474,611*	*386,820,688*
- *IAPACCO Joint Stock Company*	*74,250,984*	*106,754,851*
- *Others*	*382,566,223*	*349,316,306*
Payable for purchase of fixed assets	46,060,439	39,315,917
Payable to construction contractors	44,084,550	22,517,181
Payable for purchase of land use rights	917,433	5,385,320
TOTAL	**698,354,240**	**910,110,263**

Included in trade payables were amounts due to related parties aggregating to VND'000 21,021,076 as at 30 September 2026 *(Note 33)*.

21. SHORT-TERM ADVANCES FROM CUSTOMERS

VND'000

	30 September 2026	*31 December 2025*
Advances from trade customers	176,259,683	231,479,406
In which:		
- *Vinacapital Phuoc Dien Co., Ltd.*	*162,680,988*	*162,680,988*
- *Others*	*13,578,695*	*68,798,418*

22. TAXES

VND'000

	Beginning balance	*Increase in the period*	*Decrease in the period*	*Ending balance*
Receivables				
Value-added tax	27,600,604	572,652,323	(547,479,458)	52,773,469
Others	3,420,825	2,548,217	(2,828,244)	3,140,798
TOTAL	**31,021,429**	**575,200,540**	**(550,307,702)**	**55,914,267**
Payables				
Value-added tax payable	3,085,157	548,292,009	(550,615,303)	761,863
Personal income tax	19,513,705	18,427,471	(29,509,202)	8,431,974
Corporate Income Tax	-	117,414,310	(7,150,290)	110,264,020
Others	-	10,696,685	(10,184,551)	512,134
TOTAL	**22,598,862**	**694,830,475**	**(597,459,346)**	**119,969,991**

23. ACCRUED EXPENSES

VND'000

	30 September 2026	*31 December 2025*
Short-term		
Loans and bond interest expenses	262,048,091	2,186,829,553
Operating costs	70,391,452	89,382,923
Others	4,340,082	6,774,968
TOTAL	**336,779,625**	**2,282,987,444**
Long-term		
Loans interest expenses	**20,440,803**	**36,329,134**
In which:		
Other parites	*19,855,169*	*30,327,066*
Long-term related parties (Notes 33)	*585,634*	*6,002,068*

24. OTHER PAYABLES

VND'000

	30 September 2026	*31 December 2025 (Restated)*
Short-term		
Capital contribution received from the share offering *(*)*	1,139,029,119	-
Debt offsetting	60,560,848	62,620,187
Payables to employees	1,264,280	9,706,921
Others	47,588,255	46,412,153
	1,248,442,502	**118,739,261**
Long-term		
Collection on behalf	7,666,629	207,810,192
Payables to BCC	7,200,000	-
Others	-	5,537,882
	14,866,629	**213,348,074**
TOTAL	**1,263,309,131**	**332,087,335**

(*) This balance represents the amount received from investors in the initial public offering approved under HGI's General Meeting of Shareholders' Resolution No. 01B/NQ-ĐHĐCĐ/HGI.26 dated 16 April 2026. As 30 September 2026, this amount was placed in an escrow account in accordance with applicable laws *(Note 4.2)* and had not yet been recognized as owners' equity pursuant to Circular 99. On 8 October 2026, HGI received its 18th amended Enterprise Registration Certificate issued by the Gia Lai Department of Finance, approving an increase in HGI's share capital from VND'000 1,685,000,000 to VND'000 1,873,000,000; accordingly, this balance was transferred to HGI's owners' equity on the same day.

25. LOANS

VND'000

	30 September 2026	*31 December 2025 (Restated)*
Short-term		
Short-term banks loans *(Note 25.1)*	5,069,935,417	5,039,319,600
Current portion of long-term bank loans *(Note 25.3)*	272,621,621	333,418,316
Borrowings from other parties	130,214,800	-
Current portion of long-term bonds *(Note 25.2)*	-	1,099,000,000
	5,472,771,838	**6,471,737,916**
Long-term		
Long-term bonds *(Note 25.2)*	2,964,492,457	987,332,222
Long-term loans from banks *(Note 25.3)*	267,616,542	297,576,892
Borrowings from other parties	11,400,000	9,400,000
Long-term loans from companies *(Note 25.4)*	7,235,433	144,891,217
	3,250,744,432	**1,439,200,331**
TOTAL	**8,723,516,270**	**7,910,938,247**

25.1 Short-term banks loans

VND'000

	30 September 2026	*31 December 2025*
Orient Commercial Bank - Head Office Business Center	3,843,112,798	-
Tien Phong Commercial Joint Stock Bank - Ha Noi Branch	673,591,791	663,490,000
Ho Chi Minh City Development Joint Stock Commercial Bank - Dong Nai Branch	258,529,999	259,939,669
Sacombank Laos - Champasak Branch	216,477,140	206,854,473
Sacombank (Cambodia) PLC - Pochentong Branch	78,223,689	79,877,706
Orient Commercial Joint Stock Bank - Dak Lak Branch	-	3,429,160,732
Sai Gon Treasure Commercial Joint Stock Bank - Gia Lai Branch	-	399,997,020
TOTAL	**5,069,935,417**	**5,039,319,600**

25. LOANS (continued)

25.2 *Domestic straight bonds*

As at the end of the period, outstanding domestic straight bonds comprised as detailed below:

Arrangement organizations	*Date of issuance*	*Amount (VND'000)*	*Maturity date*
OCBS Securities Joint Stock Company	29 April 2026	2,000,000,000	29 April 2029
OCBS Securities Joint Stock Company	8 August 2025	1,000,000,000	8 August 2028
Cost of bonds issuance		(35,507,543)	
TOTAL		**2,964,492,457**	
In which:			
Non-current portion		*2,964,492,457*	

25.3 *Long-term bank loans*

VND'000

	30 September 2026	*31 December 2025*
Laos Viet Joint Venture Bank	272,621,621	317,395,600
Orient Commercial Bank - Head Office Business Center	191,789,742	-
Sacombank Laos - Champasak Branch	75,826,800	95,705,116
Orient Commercial Joint Stock Bank - Dak Lak Branch	-	217,894,492
TOTAL	**540,238,163**	**630,995,208**
In which:		
Current portion	*272,621,621*	*333,418,316*
Non-current portion	*267,616,542*	*297,576,892*

25.4 *Long-term loans from companies, individuals*

VND'000

	30 September 2026	*31 December 2025*
PC General Joint Stock Company	7,235,433	12,335,434
Ms. Ho Thi Kim Chi	-	72,012,000
M.I.S.C Binh Duong Service Trading Company Limited	-	60,543,783
TOTAL	**7,235,433**	**144,891,217**
In which:		
Non-current portion	*7,235,433*	*144,891,217*

26. OWNER'S EQUITY

26.1 Increase and decrease in owners' equity

VND'000

	Share capital	*Share premium*	*Treasury shares*	*Foreign exchange differences*	*Accumulated (losses) profit*	*Total*
9 months in 2025						
As at 31 December 2024	10,574,679,470	-	(686,640)	(1,407,086,490)	(422,660,071)	8,744,246,269
Capital contribution	2,100,000,000	408,450,000	-	-	-	2,508,450,000
Net profit for the period	-	-	-	-	1,249,570,034	1,249,570,034
Foreign exchange differences	-	-	-	161,653,146	-	161,653,146
Remummerations for members of BODs and management	-	-	-	-	(2,304,000)	(2,304,000)
As at 30 September 2025	**12,674,679,470**	**408,450,000**	**(686,640)**	**(1,245,433,344)**	**824,605,963**	**12,661,615,449**
9 months in 2026						
As at 31 December 2025	12,674,679,470	408,450,000	(686,640)	(1,263,592,327)	1,392,652,658	13,211,503,161
Net profit for the period	-	-	-	-	2,431,539,085	2,431,539,085
Change in ownership in subsidiaries	-	-	-	-	278,666,454	278,666,454
Share issuance costs	-	(9,900,423)	-	-	-	(9,900,423)
Foreign exchange differences	-	-	-	34,747,320	-	34,747,320
Remummerations for members of BODs and management	-	-	-	-	(2,304,000)	(2,304,000)
As at 30 September 2026	**12,674,679,470**	**398,549,577**	**(686,640)**	**(1,228,845,007)**	**4,100,554,197**	**15,944,251,597**

26. OWNERS' EQUITY (continued)

26.2 Shares

	30 September 2026	*31 December 2025*
Shares authorised to be issued	1,267,467,947	1,267,467,947
Shares issued and fully paid	1,267,467,947	1,267,467,947
Ordinary shares	*1,267,467,947*	*1,267,467,947*
Treasury shares	68,664	68,664
Ordinary shares	*68,664*	*68,664*
Outstanding shares	1,267,399,283	1,267,399,283
Ordinary shares	*1,267,399,283*	*1,267,399,283*

The Company's common shares were issued with a par value of 10,000 VND/share. Shareholders holding common shares of the Company are entitled to dividends announced by the Company. Each ordinary share can exercise one decision, without limitation.



27. REVENUES

27.1 *Revenues from sale of goods and rendering of services*

VND'000

	Quarter III		*Accumulated from the beginning of the year*	
	Current year	*Previous year*	*Current year*	*Previous year*
Gross revenues	**1,910,842,546**	**1,905,644,247**	**4,975,019,050**	**5,628,510,624**
In which:				
Revenue from sale of fruits	*1,462,054,826*	*1,429,389,719*	*4,180,428,079*	*4,434,144,855*
Revenue from sale of goods	*401,013,857*	*428,024,200*	*534,899,877*	*1,005,510,940*
Revenue from sale of livestock	*35,589,383*	*39,539,153*	*224,926,757*	*173,705,801*
Rendering of rental services	*12,184,480*	*8,691,175*	*34,764,337*	*15,149,028*
Less	**(1,900,761)**	**(10,239,670)**	**(27,052,842)**	**(25,929,528)**
Sales deductions	*(1,900,761)*	*(10,239,670)*	*(27,052,842)*	*(25,929,528)*
Net revenues	**1,908,941,785**	**1,895,404,577**	**4,947,966,208**	**5,602,581,096**
In which:				
Revenue from sale of fruits	*1,460,328,800*	*1,419,236,062*	*4,153,549,972*	*4,408,440,927*
Revenue from sale of goods	*401,013,857*	*427,938,187*	*534,899,877*	*1,005,424,927*
Revenue from sale of livestock	*35,414,648*	*39,539,153*	*224,752,022*	*173,566,214*
Rendering of rental services	*12,184,480*	*8,691,175*	*34,764,337*	*15,149,028*

27. REVENUES (continued)

27.2 *Financial income*

VND'000

	Quarter III		*Accumulated from the beginning of the period*	
	Current year	*Previous year*	*Current year*	*Previous year*
Interest income	50,452,713	75,018,694	157,894,669	192,802,662
Gain on disposal of investments	-	-	46,447,972	6,000,000
Term deposit interest	3,933,016	134,180	13,315,518	248,328
Foreign exchange gains	889,158	3,773,683	1,854,767	15,559,952
TOTAL	**55,274,887**	**78,926,557**	**219,512,926**	**214,610,942**

28. COSTS OF GOODS SOLD AND SERVICES RENDERED

VND'000

	Quarter III		*Accumulated from the beginning of the period*	
	Current year	*Previous year*	*Current year*	*Previous year*
Cost of fruits sold	661,095,080	764,706,001	2,071,757,895	2,236,109,378
Cost of goods sold	334,135,307	344,438,590	462,225,116	904,069,640
Cost of livestock sold	24,830,652	3,609,596	204,894,335	198,325,068
Cost of rendering other services	17,882,214	20,296,597	60,624,566	50,462,289
TOTAL	**1,037,943,253**	**1,133,050,784**	**2,799,501,912**	**3,388,966,375**

29. FINANCIAL EXPENSES

VND'000

	Quarter III		*Accumulated from the beginning of the period*	
	Current year	*Previous year*	*Current year*	*Previous year*
Borrowing expenses	248,274,552	203,624,684	637,810,278	563,583,169
Foreign exchange losses	2,456,348	51,846	10,475,179	374,876
Provision for long-term investments	-	(7,691,297)	-	10,583,703
Loss on disposal of investment	-	-	-	6,238,932
Others	-	2,551,478	-	12,888,560
TOTAL	**250,730,900**	**198,536,711**	**648,285,457**	**593,669,240**

30. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

VND'000

	Quarter III		*Accumulated from the beginning of the period*	
	Current year	*Previous year*	*Current year*	*Previous year*
Selling expenses	**67,663,037**	**107,687,909**	**216,723,426**	**325,676,654**
Transportation expenses and external services	45,612,608	79,531,427	159,993,705	210,902,737
Labour costs	2,336,270	1,937,176	6,422,889	6,102,709
Depreciation and amortisation	1,055,021	1,094,698	3,188,692	3,279,204
Others	18,659,138	25,124,608	47,118,140	105,392,004
General and administrative expenses	**42,108,554**	**35,817,995**	**158,698,774**	**115,214,200**
Labour costs	23,710,893	21,292,710	70,218,514	61,245,506
External services	11,617,642	12,950,926	46,936,619	39,574,184
Depreciation and amortisation	1,956,708	2,213,896	9,727,447	6,712,518
Provision (reversal of provision) for doubtful receivables	35,167	(2,497,614)	8,748,296	(988,888)
Others	4,788,144	1,858,077	23,067,898	8,670,880
TOTAL	**109,771,591**	**143,505,904**	**375,422,200**	**440,890,854**

31. OTHER INCOME AND EXPENSES

VND'000

	Quarter III		*Accumulated from the beginning of the period*	
	Current year	*Previous year*	*Current year*	*Previous year*
Other incomes	**775,347**	**124,941**	**1,552,912,980**	**17,838,722**
Waived interest expense *(*)*	-	-	1,534,505,139	-
Gains from bargain purrchase	-	-	-	9,859,555
Income from disposal of assets	-	-	-	4,059,005
Other incomes	775,347	124,941	18,407,841	3,920,162
Other expenses	**78,816,342**	**67,285,233**	**119,529,277**	**120,467,340**
Expenses from disposal of assets	19,450,851	52,035,953	40,374,442	98,320,247
Depreciation of idle assets	5,022,350	486,037	9,241,842	1,319,111
Other expenses	54,343,141	14,763,243	69,912,993	20,827,982
OTHER (LOSS) PROFIT	**(78,040,995)**	**(67,160,292)**	**1,433,383,703**	**(102,628,618)**

(*) During the period, according to Notice of the Reduction of Debt Repayment Obligations No. 79/CNHCM-P.MBN1 dated 31 March 2026 by Vietnam Debt and Asset Trading Company Limited, the Company's debt repayment obligation was reduced by an amount equivalent to the accrued interest expense, totaling VND'000 1,534,505,139.

32. CORPORATE INCOME TAX

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

The Group's subsidiaries located at Laos and Cambodia have the obligations to pay CIT at the rates respectively, of their taxable profits. They are also entitled to CIT exemption and reduction in accordance with their respective business registration certificates, investment licences and applicable tax regulations.

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

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

The CIT expense for the period comprised of:

VND'000

	9 months in 2026	*9 months in 2025*
Current corporate income tax expense	117,414,310	-
Deferred tax income	(14,095,993)	(20,755,673)
TOTAL	**103,318,317**	**(20,755,673)**

32. CORPORATE INCOME TAX (continued)

32.1 *Current income tax*

VND'000

	9 months in 2026	*9 months in 2025*
Accounting profit before tax	**2,777,653,268**	**1,291,036,951**
Adjustments to increase (decrease) in accounting profit:		
Unrealised intra-group profits	80,916,066	55,976,621
Non-deductible interest expense	59,610,090	20,642,977
Expenses without adequate supporting documents	6,836,063	5,671,958
Provision for investment in subsidiaries	(69,219,957)	-
Profit from activities which are tax exempted	(1,353,385,886)	(1,611,948,241)
Tax loss carried forward	(1,374,394,367)	(27,535,030)
Others	423,304,821	266,154,764
Estimated current taxable profit	**551,320,098**	**-**
Estimated current CIT	**110,264,020**	**-**
Adjustment for under accrual of tax from prior period	7,150,290	-
Estimated current CIT expense for the period	**117,414,310**	**-**
CIT payable at beginning of period	-	103,625
Adjustment for over accrual of tax from prior periods	-	(65,958)
CIT paid during the period	(7,150,290)	(37,667)
CIT payable (receivable) at end of period	**110,264,020**	**-**

32.2 *Deferred CIT tax*

The following comprise the Group's deferred tax assets and deferred tax liabilities recognized by the Group and the movements thereon during the period:

VND'000

	Interim consolidated statement of financial position		*Interim consolidated income statement*
	30 September 2026	*31 December 2025*	
Deferred tax liabilities			
Fair value adjustment on assets acquired in business combination	364,750,866	378,630,448	(13,879,582)
Fair value adjustment on pre-operating assets acquired in business combination	5,535,514	5,535,514	
Foreign exchange difference	1,024,767	1,241,178	(216,411)
	371,311,147	**385,407,140**	
Net deferred tax income			**(14,095,993)**

33. TRANSACTIONS WITH RELATED PARTIES

Significant transactions with related parties in period were as follows:

VND'000

Related parties	*Relationship*	*Transactions*	*Amounts*
Savannakhet Investment Joint Stock Company	Related company	BCC contribution	811,000,000
		Income from BCC contribution	3,533,260
Ms. Ho Thi Kim Chi	Member of BOD cum Deputy General Director	Loan repayment	59,512,000
		Debt offsetting	12,500,000
		Interest expense	3,445,566
Linh Khang Packaging One Member Company Limited	Related company	Purchase of goods	65,874,093
Tay Nguyen Agricultural Services Company Limited	Related company	Interest income	42,926,327
		Purchase of goods	39,746,538
		Sale of goods	31,967,601
Hoang Anh Gia Lai Sericulture Investment Joint Stock Company	Related company	Transfer of investment	7,500,000
		Sale of goods	10,576,651
		Purchase of goods	5,532,210
		Lending	3,000,000
		Interest income	185,548
		Rendering of services	51,639

33. TRANSACTIONS WITH RELATED PARTIES (continued)

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

Related parties	*Relationship*	*Transactions*	*VND'000 Amounts*
Short-term held-to-maturity investments *(Note 5)*			
Hoang Anh Gia Lai Sericulture Investment Joint Stock Company	Related company	Lending Interest income	3,000,000 185,548
Thanh Trung Agricultural Company Limited	Related company	Lending	1,733,096
TOTAL			**4,918,644**
Long-term held-to-maturity investments *(Note 5)*			
Savannakhet Investment Joint Stock Company	Related company	BCC Income from BCC contribution	316,000,000 3,533,260
TOTAL			**319,533,260**
Other short-term investments *(Note 6)*			
Thanh Trung Agricultural Company Limited	Related company	BCC	820,000,000
Savannakhet Investment Joint Stock Company	Related company	BCC	495,000,000
TOTAL			**1,315,000,000**
Short-term trade receivables *(Note 7)*			
Tay Nguyen Agricultural Services Company Limited	Related company	Sales of goods	89,565,386
Hoang Anh Gia Lai Sericulture Investment Joint Stock Company	Related company	Sales of goods Liquidate invesment	26,222,099 7,500,000
TOTAL			**123,287,485**
Short-term advances to suppliers *(Note 8)*			
Tay Nguyen Agricultural Services Company Limited	Related company	Advances for purchasing goods	142,933,741
Hoang Anh Gia Lai Sericulture Investment Joint Stock Company	Related company	Advances for purchasing goods	3,000,000
TOTAL			**145,933,741**

33. TRANSACTIONS WITH RELATED PARTIES (continued)

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

Related parties	*Relationship*	*Transactions*	*VND'000 Amounts*
Other short-term receivables *(Note 9)*			
Tay Nguyen Agriculture Services Company Limited	Related company	Debt offsetting	20,558,725
		Others	22,000
Others	Related party	Others	8,050
TOTAL			**20,588,775**
Short-term trade payables *(Note 20)*			
Linh Khang Packaging One Member Company Limited	Related company	Purchase of goods	20,941,966
Hoang Anh Gia Lai Sericulture Investment Joint Stock Company	Related company	Purchase of goods	79,110
TOTAL			**21,021,076**
Long-term accrued expenses *(Note 23)*			
Ms. Ho Thi Kim Chi	Member of BOD cum Deputy General Director	Interest expense	585,634

33. TRANSACTIONS WITH RELATED PARTIES (continued)

Remuneration of the Board of Directors, Board of Supervisors and management was follows:

Individual	*Position*	*VND'000* *Remuneration (*)*
Mr Doan Nguyen Duc	Chairman	1,923,874
Ms Ho Thi Kim Chi	Member of BOD cum Deputy General Director	1,178,925
Ms Vo Thi My Hanh	Member of BOD cum Deputy General Director	1,159,395
Mr Nguyen Xuan Thang	General Director	1,088,683
Mr Vo Truong Son	Member of BOD	1,057,896
Ms Do Tran Thuy Trang	Head of Board of Supervision	609,815
Ms Doan Nguyen Minh Hoa	Member of Board of Supervision	511,401
Ms Dinh Thi Le Sa	Member of Board of Supervision	358,738
Ms Ha Kiet Tran	Independent member of BOD	243,000
TOTAL		**8,131,727**

The Board of Directors, Supervision Board and management also have the following benefits from subsidiaries:

Individual	*Position*	*VND'000* *Remuneration (*)*
Mr Nguyen Chi Thang	Deputy General Director cum Director of subsidiary company	591,344
Ms Ho Thi Kim Chi	Member of BOD cum Deputy General Director	360,000
Mr Doan Nguyen Duc	Chairman	216,000
Ms Vo Thi My Hanh	Member of BOD cum Deputy General Director	144,000
Ms Ha Kiet Tran	Independent member of BOD	90,000
Mr Nguyen Xuan Thang	General Director	54,000
Mr Vo Truong Son	Member of BOD	22,200
TOTAL		**1,477,544**

(*) Comprised salary and/ or other allowances.

34. RECLASSIFICATION OF CORRESPONDING DATE DUE TO THE APPLICATION OF CIRCULAR 99

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

VND'000

	Beginning balance (Previously presented)	*Reclassified*	*Beginning balance (Restated)*
INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION			
Held-to-maturity investments	-	3,081,451,835	3,081,451,835
Provision for diminution in value of held-to-maturity investments	-	(21,288,525)	(21,288,525)
Other short-term investments	-	1,582,210,841	1,582,210,841
Short-term loan receivables	2,820,821,916	(2,820,821,916)	-
Other short-term receivables	2,522,712,107	(1,842,840,759)	679,871,348
Provision for short-term doubtful receivables	(43,681,108)	21,288,525	(22,392,583)
Inventories	771,613,593	(562,196,280)	209,417,313
Short-term consumable biological livestock	-	34,499,693	34,499,693
Seasonal crops	-	450,738,890	450,738,890
Immature bearer biological livestock	-	82,318,108	82,318,108
Mature bearer biological livestock	-	12,419,054	12,419,054
- *Costs*	-	*13,429,883*	*13,429,883*
- *Accumulated depreciation*	-	*(1,010,829)*	*(1,010,829)*
Long-term consumable biological livestock	-	27,046,988	27,046,988
Construction in progress	8,471,125,700	(32,407,400)	8,438,718,300
Long-term deferred expenses	530,069,616	(12,419,054)	517,650,562
Other long-term payables	222,748,074	(9,400,000)	213,348,074
Long-term loans	1,429,800,331	9,400,000	1,439,200,331

35. EVENTS AFTER THE REPORTING PERIOD

On 6 October 2026, Hoang Anh Gia Lai International Investment Joint Stock Company ("HGI"), a subsidiary of the Company, completed its initial public offering, successfully issuing 18,800,000 shares at an offering price of VND 60,600 per share, raising total proceeds of 1,139,280,000 VND'000. On 8 October 2026, HGI received its 18th amended Enterprise Registration Certificate issued by the Gia Lai Department of Finance, approving an increase in HGI's share capital to 1,873,000,000 VND'000. Pursuant to Official Letter No. 10095/UBCK-GDĐC dated 12 October 2026, issued by the State Securities Commission of Vietnam, HGI became a public company effective from 6 October 2026. In addition, on 5 October and 7 October 2026, the Company completed the transfer of a portion of its equity interest in HGI to a third party. Consequently, the Company's ownership interest in HGI decreased from 83.90% to 74.79%.

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

Pham Thi Thu Ha	Le Truong Y Tram	Nguyen Xuan Thang
Preparer	Chief Accountant	General Director

30 October 2026