HAGL Group

THE SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

No. 190/2026/CV-HAGL
(Re: Explanation of the business results of separate FS Quarter III/ 2026)

Gia Lai, 30 October 2026

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

Hoang Anh Gia Lai Joint Stock Company ("the Company") (Stock code: HAG) would like to explaination of business results in the separate financial statement ("FS") for Quarter III/2026 as follows:

I. Explanation of the transition from loss in the separate FS Quarter III/2025 to profit in the separate FS Quarter III/2026:

The Company's business performance in Quarter III/2026 turned from a loss into a profit, primarily driven by income from business cooperation contracts and gains from disposal investment in Hoang Anh Gia Lai International Investment Joint Stock Company. These items did not occur during the same period in 2025.

II. Explanation for the variance in operating results between the separate FS Quarter III/2025 and the separate FS Quarter III/2026:

Unit: VND billion

Item	The separate FS Quarter III/2026	The separate FS Quarter III/2025	Fluctuation
Profit (loss) after corporate income tax	30	(35)	65

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

- Financial income increased by VND 83 billion compared to the same period in 2025, primarily due to the following reasons:

  + Gain from disposal investments increased by VND 23 billion. This item was not incurred in the same period of 2025.

  + Income from business cooperation contracts increased by VND 51 billion. This item was not incurred in the same period of 2025.

  + Interest expense decreased by VND 24 billion compared to the same period in 2025.

  + Income from other financial activities (foreign exchange gains, reversal of provision for long-term investments, …) decreased by VND 15 billion compared to the same period in 2025.

- The Company's operating expenses increased by VND 18 billion compared to the same period in 2025.

No significant fluctuations in other sectors are recorded.

Above is the Company's explanation of the separate financial statement of Quarter III/2026.

Regards,

HOANG ANH GIA LAI JOINT STOCK COMPANY
GENERAL DIRECTOR

M.S.D.N: 5900377720 - C.T.C.P
CÔNG TY CỔ PHẦN HOÀNG ANH GIA LAI
TỈNH GIA LAI

NGUYEN XUAN THANG

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

CÔNG TY CỔ PHẦN HOÀNG ANH GIA LAI

Digitally signed by CÔNG TY CỔ PHẦN HOÀNG ANH GIA LAI
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HAGL Group

Hoang Anh Gia Lai Joint Stock Company

Interim separate financial statements
(Financial statements of parent company)

Quarter III/2026

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INTERIM SEPARATE 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**		**1,560,919,808**	**1,879,710,545**
110	***I. Cash and cash equivalents***	***4***	***26,117,465***	***646,021,524***
111	1. Cash		26,117,465	146,021,524
112	2. Cash equivalents		-	500,000,000
120	***II. Short-term financial investment***		***691,052,909***	***6,182,346***
123	1. Short-term held-to-maturity investment	5	937,428,496	23,640,371
124	2. Provision for diminution in value of held-to-maturity investments		(246,375,587)	(17,458,025)
130	***III. Current accounts receivable***		***834,040,401***	***1,223,283,867***
131	1. Short-term trade receivables	6	24,252,637	19,910,791
132	2. Short-term advances to suppliers	7	40,334,524	28,140,571
135	3. Other short-term receivables	8	1,468,337,607	1,831,518,151
136	4. Provision for doubtful debts		(698,884,367)	(656,285,646)
140	***IV. Inventories***	***9***	***5,621,588***	***641,907***
141	1. Inventories		7,963,163	2,983,482
142	2. Provision for obsolete inventories		(2,341,575)	(2,341,575)
160	***V. Other current assets***		***4,087,445***	***3,580,901***
161	1. Short-term deferred expenses		2,463	16,146
162	2. Value-added tax deductible		957,403	437,176
163	3. Tax and other receivables from the State		3,127,579	3,127,579
200	**B. NON-CURRENT ASSETS**		**14,500,521,726**	**13,647,036,637**
210	***I. Long-term receivables***		***11,126,130***	***860,046,186***
215	1. Other long-term receivables	8	11,126,130	860,046,186
220	***II. Fixed assets***		***118,908,047***	***120,223,347***
221	1. Tangible fixed assets	10	93,313,401	94,828,168
222	Cost		219,243,159	217,359,756
223	Accumulated depreciation		(125,929,758)	(122,531,588)
227	2. Intangible fixed assets	11	25,594,646	25,395,179
228	Cost		40,479,338	40,240,952
229	Accumulated amortisation		(14,884,692)	(14,845,773)
240	***III. Investment properties***	***12***	***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	***IV. Long-term assets in progress***		***4,212,902***	***1,494,550***
252	1. Construction in progress		4,212,902	1,494,550
260	***V. Long-term investments***		***14,315,354,360***	***12,612,204,201***
261	1. Investments in subsidiaries	13.1	11,857,929,719	12,184,027,219
263	2. Investments in other entities	13.2	7,360,041	916,380,007
264	3. Provision for long-term investment	13	(114,908,647)	(1,389,621,259)
265	4. Long-term held-to-maturity investment	13.3	2,564,973,247	901,418,234
270	***VI. Other long-term assets***		***4,029,600***	***4,265,485***
271	1. Long-term deferred expenses	14	1,277,912	1,513,797
272	2. Deferred income tax assets		2,751,688	2,751,688
280	**TOTAL ASSETS**		**16,061,441,534**	**15,526,747,182**

INTERIM SEPARATE 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**		**3,121,294,594**	**4,990,484,904**
310	***I. Current liabilities***		***1,130,224,968***	***4,977,453,444***
311	1. Short-term trade payables	15	34,780,923	40,853,050
312	2. Short-term advances from customers	16	10,136,487	7,699,917
314	3. Statutory obligations	17	104,645,748	19,020,466
315	4. Payables to employees		6,142,362	5,811,740
316	5. Short-term accrued expenses	18	95,035,794	2,021,108,360
320	6. Other short-term payables	19	591,114,307	1,496,452,264
321	7. Short-term loans	20	288,265,837	1,386,404,137
323	8. Bonus and welfare fund		103,510	103,510
330	***II. Non-current liabilities***		***1,991,069,626***	***13,031,460***
338	1. Other long-term payables	19	7,666,626	7,666,626
339	2. Long-term loans	20	1,975,732,455	-
342	3. Deferred tax liabilities		2,305,711	-
343	4. Other long-term provisions		5,364,834	5,364,834
400	**D. OWNERS' EQUITY**	**21**	**12,940,146,940**	**10,536,262,278**
411	1. Share capital		12,674,679,470	12,674,679,470
411a	- *Shares with voting rights*		*12,674,679,470*	*12,674,679,470*
412	2. Share premium		408,450,000	408,450,000
415	3. Treasury shares		(686,640)	(686,640)
420	4. Accumulated losses		(142,295,890)	(2,546,180,552)
420a	- *Accumulated losses by the end of prior period*		*(2,548,484,552)*	*(3,390,990,129)*
420b	- *Undistributed profit of current period*		*2,406,188,662*	*844,809,577*
440	**TOTAL LIABILITIES AND OWNERS' EQUITY**		**16,061,441,534**	**15,526,747,182**

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

30 October 2026

INTERIM SEPARATE INCOME STATEMENT
Quater III/2026

VND'000

Code	*ITEMS*	*Notes*	*Quarter III*		*Accumulated from the beginning of the year*	
			Current year	*Previous year*	*Current year*	*Previous year*
10	**1. Net revenues from sale of goods and rendering of services**	**22.1**	**3,192,294**	**2,208,604**	**10,232,992**	**7,005,706**
11	**2. Cost of goods sold and rendering of services**	**23**	**2,267,665**	**1,300,343**	**7,881,350**	**4,355,491**
20	**3. Gross profit from sale of goods and rendering of services (20 = 10 - 11)**		**924,629**	**908,261**	**2,351,642**	**2,650,215**
22	**4. Financial income**	**22.2**	**94,159,992**	**24,119,214**	**592,154,423**	**77,378,995**
23	**5. Financial expenses**	**24**	**36,635,684**	**49,731,130**	**(573,582,494)**	**233,062,027**
24	*In which: Interest expenses*		*34,366,818*	*58,630,931*	*137,133,760*	*223,386,180*
25	**6. Selling expenses**	**25**	**414,999**	**1,497,559**	**3,064,412**	**2,643,344**
26	**7. General and administrative expenses**	**26**	**17,713,071**	**14,087,432**	**140,404,186**	**47,573,734**
30	**8. Net operating profit (loss) {30 = 20 + 22 - (23 + 25 +26)}**		**40,320,867**	**(40,288,646)**	**1,024,619,961**	**(203,249,895)**
31	**9. Other income**	**27**	**110**	**52,831**	**1,549,918,658**	**434,488**
32	**10. Other expenses**	**27**	**732,078**	**523,591**	**62,611,408**	**1,432,122**
40	**11. Other profit (loss) (40 = 31 - 32)**	**27**	**(731,968)**	**(470,760)**	**1,487,307,250**	**(997,634)**

INTERIM SEPARATE INCOME STATEMENT (continued)
Quarter III/2026

VND'000

Code	*ITEMS*	*Notes*	*Quarter III*		*Accumulated from the beginning of the year*	
			Current year	*Previous year*	*Current year*	*Previous year*
50	**12. Accounting profit (loss) before tax (50 = 30 +40)**		**39,588,899**	**(40,759,406)**	**2,511,927,211**	**(204,247,529)**
51	**13. Current corporate income tax expense**		**10,166,364**	**-**	**103,432,838**	**-**
52	**14. Deferred expenses (income) tax**		**(575,741)**	**(5,699,242)**	**2,305,711**	**924,174**
60	**15. Net profit (loss) after income tax (60 = 50 - 51 - 52)**		**29,998,276**	**(35,060,164)**	**2,406,188,662**	**(205,171,703)**

Pham Thi Thu Ha
Preparer

Le Truong Y Tram
Chief Accountant

M.S.D.N: 5900377720 - C.T.C.P
CÔNG TY CỔ PHẦN HOÀNG ANH GIA LAI
TỈNH GIA LAI

Nguyen Xuan Thang
General Director

30 October 2026

INTERIM SEPARATE CASH FLOW STATEMENT
Quarter III/2026

VND'000

Code	ITEMS	Notes	Accumulated from the beginning of the year	
			Current year	Previous year
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	**Accounting profit (loss) before tax**		**2,511,927,211**	**(204,247,529)**
	Adjustments for:			
02	Depreciation and amortisation	10,11,12	5,349,270	4,887,505
03	(Reversal of provisions) provisions		(1,003,196,329)	3,964,322
04	Unrealised foreign exchange loss (profit)		2,268,866	(14,408,678)
05	Profit from investing activities		(592,154,401)	(62,970,323)
06	Interest expenses	24	137,133,760	223,386,180
08	**Operating profit (loss) before changes in working capital**		**1,061,328,377**	**(49,388,523)**
09	Decrease in receivables		936,692,950	65,365,017
10	(Increase) decrease in inventories		(4,979,681)	148,123
11	Decrease in payables		(2,536,249,180)	(112,027,843)
12	Decrease in prepaid expenses		249,568	112,913
14	Interest paid		(480,371,799)	-
15	Corporate income tax paid		-	(37,670)
17	Other cash outflows from operating activities		(2,304,000)	(2,304,000)
20	**Net cash flows used in operating activities**		**(1,025,633,765)**	**(98,131,983)**
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchases and construction of fixed assets and other assets		(2,143,481)	(5,331,659)
22	Proceeds from disposals of fixed assets and other long-term assets		-	620,000
23	Loans to other entities		(2,529,000,000)	-
24	Collections from borrowers		1,004,895,292	306,279,006
26	Proceeds from sale of investments in other entities		1,305,203,900	-
27	Interest and dividends received		13,178,132	69,667,436
30	**Net cash flows (used in) from investing activities**		**(207,866,157)**	**371,234,783**

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

VND'000

Code	ITEMS	Notes	Accumulated from the beginning of the year	
			Current year	*Previous year*
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
33	Cash received from borrowings		2,000,000,000	-
34	Repayment of borrowings		(1,386,404,137)	(6,000,000)
40	**Net cash flows from (used in) financing activities**		**613,595,863**	**(6,000,000)**
50	**Net (decrease) increase in cash during the period**		**(619,904,059)**	**267,102,800**
60	**Cash at beginning of the period**	**4**	**646,021,524**	**4,164,549**
70	**Cash at end of the period**	**4**	**26,117,465**	**271,267,349**

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

30 October 2026

1. THE COMPANY

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

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

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

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

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

2. BASIS OF PREPARATION

2.1 Accounting standards and system

The interim separate financial statements of the Company (including financial statement of head office and branches) expressed in thousands of Vietnam dong ("VND'000"), are prepared in accordance with the Vietnamese Enterprise Accounting System and Vietnamese Accounting Standards issued by the Ministry of Finance as per:

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

Accordingly, the accompanying interim separate statement of financial position, interim separate income statement, interim separate cash flow statement and related notes, including their utilisation are not designed for those who are not informed about Vietnam's accounting principles, procedures and practices and furthermore are not intended to present the interim separate financial position and interim separate results of operations and the separate cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

2.2 Applied accounting documentation system

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

2.3 Reporting period

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

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

2. BASIS OF PREPARATION (continued)

2.4 Accounting currency

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 Changes in accounting policies and disclosures

The accounting policies of the Company that used for the separate financial statements have been applied consistently with those followed in the preparation of the Company's separate financial statements for the year ended 31 December 2025 except for the change in the accounting policy in relation to the following:

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

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

The Company has applied the changes in accounting policies in accordance with Circular 99, which have affected the Company 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 in the interim separate financial statements, as disclosed in *Note 30*.

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 Held-to-Maturity Investments

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

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

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

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

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.4 *Receivables*

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

The provision for doubtful receivables represents amounts of outstanding receivables at the statement of financial position date which are doubtful of being recovered. Increases or decreases to the provision balance are recorded as general and administrative expense in the interim separate income statement. When doubtful debts are identified as irrecoverable and accounting performs debt write-off, the resulting differences between the allowance for doubtful debts and the original debt are accounted for in the interim separate income statement.

3.5 *Inventories*

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

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

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

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

Raw and construction materials tools and supplies and merchandise goods	-	Cost of purchase on a weighted average basis.
Finished goods and work-in-process	-	Cost of finished goods on a weighted average basis.

Provision for obsolete inventories

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

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

3.6 *Tangible fixed assets*

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises its purchase price and any directly attributable costs of bringing the tangible fixed asset to working condition for its intended use.

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

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.7 *Intangible fixed assets*

Intangible fixed assets are stated at cost less accumulated amortisation.

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

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

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

Land use rights

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

Computer software

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

3.8 *Depreciation and amortisation*

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

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

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

3.9 *Investment properties*

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

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

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

Buildings and structures	30 years

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.9 *Investment properties* (continued)

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

3.10 *Construction in progress*

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

3.11 *Leased assets*

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

Where the Company is the lessee

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

Where the Company is the lessor

Assets subject to operating leases are included as the Company's investment properties in the separate statement of financial position. Initial direct costs incurred in negotiating an operating lease are recognised in the interim separate income statement as incurred.

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

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

3.12 *Borrowing costs*

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

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

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.13 *Deferred expenses*

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

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

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

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

3.14 *Investments*

Investments in subsidiaries

Investments in subsidiaries over which the Company has control are carried at cost.

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

Investments in associates

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

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

Investments in other entities

Investments in other entities are stated at their acquisition costs.

Provision for diminution in value of investments

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

3.15 *Payables*

Trade and other payables comprise obligations of the Company to suppliers of materials and goods, service providers, vendors of property, plant and equipment, investment properties and financial investments under executed economic contracts.

3.16 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. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.17 *Accrual for severance pay*

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

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

3.18 *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 floating-rate bonds whose interest rate is periodically reset based on market rates and for which such reset eliminates the discount or premium arising from the advantages or disadvantages of the bond issuance, the bond discount or premium is amortised over the period from the issuance date to the next interest rate reset date, being the date on which the nominal interest rate is determined based on market interest rate movements.

For floating-rate bonds whose interest rate is periodically reset based on market rates and for which such reset does not eliminate the discount or premium arising from the advantages or disadvantages of the bond issuance, the bond discount or premium is amortised over the entire term of the bonds.

3.19 *Foreign currency transactions*

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

Where the commercial bank with which the Company frequently conducts transactions does not publish an exchange rate for the foreign currency in which transactions are denominated, the Company 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 Company.

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.20 *Share capital*

Ordinary shares

Ordinary shares with voting right 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 share are recognised as financial 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 or loss upon purchase, sale, issue or cancellation of the Company's own equity instruments.

3.21 *Appropriation of net profit*

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

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

- *Investment and development fund*

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

- *Bonus and welfare fund*

  This fund is set aside for the purpose of common benefits, improvement of the employees' benefits, and presented as a liability on the interim separate statement of financial position.

3.22 *Revenue recognition*

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

Sale of goods

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

Rendering of services

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

Interest

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

Rental income

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.22 *Revenue recognition* (continued)

Dividend and profit

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

Income from disposal of investments

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

3.23 *Selling expenses*

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

3.24 *General and administrative expenses*

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

3.25 *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 statement of financial position date.

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

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

Deferred tax

Deferred tax is provided using the liability method on temporary differences at the statement of financial position date between the tax base of assets and liabilities and their carrying amount for interim separate financial reporting purposes.

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

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.25 *Taxation* (continued)

Deferred tax (continued)

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

- where the deferred tax asset in respect of deductible temporary difference which arises from the initial recognition of an asset or liability which at the time of the related transaction, affects neither the accounting profit nor taxable profit or loss; and
- in respect of deductible 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 income tax assets is reviewed at each separate statement of financial position date and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow all or part of the asset to be recovered. Previously unrecognised deferred income tax assets are reassessed at each separate statement of financial position 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 statement of financial position date.

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

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

3.26 *Related parties*

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

4. CASH

VND'000

	30 September 2026	*31 December 2025*
Cash in banks	25,170,497	145,507,110
In which:		
- Tien Phong Commercial Joint Stock Bank	*19,470,543*	*52,849*
- Joint Stock Comercial Bank for Foreign Trade of Vietnam	*4,107,796*	*19,928,264*
- Military Commercial Joint Stock Bank	*51,764*	*124,081,105*
- Others	*1,540,394*	*1,444,892*
Other cash and cash equivalents	-	500,000,000
In which:		
- Military Commercial Joint Stock Bank	-	*400,000,000*
- Orient Commercial Joint Stock Bank	-	*100,000,000*
Cash on hand	946,968	514,414
TOTAL	**26,117,465**	**646,021,524**

5. SHORT - HELD-TO-MATURITY INVESTMENTS

VND'000

	30 September 2026	*31 December 2025 (Restated)*
Lending from related parties *(Note 29)*	455,158,096	-
Time deposit	400,000,000	-
Interest receivable from related parties *(Notes 29)*	61,961,735	1,227,942
Lending from other parties *(i)*	19,450,809	21,554,573
Interest receivable from other parties	857,856	857,856
TOTAL	**937,428,496**	**23,640,371**

(i) Loans to other companies represent unsecured loans to other companies with maturity dates from October 2026 to December 2026.

6. SHORT-TERM TRADE RECEIVABLES

VND'000

	30 September 2026	*31 December 2025*
Receivables from sale of goods and rendering of services	22,758,779	18,138,958
Receivables from disposal of fixed assets	974,763	974,763
Receivables from sale of apartments	519,095	797,070
TOTAL	**24,252,637**	**19,910,791**

Included in trade receivables were amounts due from related parties aggregating to VND'000 15,644,083 as at 30 September 2026 *(Note 29)*.

7. SHORT-TERM ADVANCES TO SUPPLIERS

VND'000

	30 September 2026	*31 December 2025*
Advances to suppliers of goods and services	40,334,524	28,140,571

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

8. OTHER RECEIVABLES

VND'000

	30 September 2026	*31 December 2025*
Short-term		
Receivables from related parties *(Note 29)*	1,270,935,793	1,800,386,459
Receivables from other companies	176,619,233	13,267,889
Receivables from employees	8,785,547	11,872,765
Others	11,997,034	5,991,038
	1,468,337,607	**1,831,518,151**
Long-term		
Receivables from related parties *(Note 29)*	-	860,046,186
Others	11,126,130	-
	11,126,130	**860,046,186**
TOTAL	**1,479,463,737**	**2,691,564,337**

9. INVENTORIES

VND'000

	30 September 2026	*31 December 2025*
Merchandised goods	6,171,551	982,376
Raw materials	1,589,754	1,791,187
Work in process	143,523	151,584
In which:		
Construction contracts	*143,523*	*151,584*
Finished goods	58,335	58,335
TOTAL	**7,963,163**	**2,983,482**
Provision for obsolete inventories	(2,341,575)	(2,341,575)
NET	**5,621,588**	**641,907**

10. TANGIBLE FIXED ASSETS

VND'000

	Buildings, structures	*Machinery and equipment*	*Means of transportation*	*Office equipment*	*Perennial plants for periodic yields*	*Other assets*	*Total*
Cost							
As at 31 December 2025	154,681,086	16,136,179	35,720,874	4,024,117	6,689,440	108,060	217,359,756
Newly purchase for the period	-	-	-	1,883,403	-	-	1,883,403
As at 30 September 2026	154,681,086	16,136,179	35,720,874	5,907,520	6,689,440	108,060	219,243,159
Accumulated depreciation							
As at 31 December 2025	(65,484,168)	(16,000,772)	(30,476,900)	(3,772,248)	(6,689,440)	(108,060)	(122,531,588)
Depreciation for the period	(2,347,713)	(15,877)	(865,649)	(168,931)	-	-	(3,398,170)
As at 30 September 2026	(67,831,881)	(16,016,649)	(31,342,549)	(3,941,179)	(6,689,440)	(108,060)	(125,929,758)
Net carrying amount							
As at 31 December 2025	89,196,918	135,407	5,243,974	251,869	-	-	94,828,168
As at 30 September 2026	86,849,205	119,530	4,378,325	1,966,341	-	-	93,313,401

11. INTANGIBLE FIXED ASSETS

VND'000

	Land use rights	*Computer software*	*Total*
Cost			
As at 31 December 2025	25,278,179	14,962,773	40,240,952
Newly purchase for the period	-	238,386	238,386
As at 30 September 2026	25,278,179	15,201,159	40,479,338
Accumulated amortisation			
As at 31 December 2025	-	(14,845,773)	(14,845,773)
Amortisation for the period	-	(38,919)	(38,919)
As at 30 September 2026	-	(14,884,692)	(14,884,692)
Net carrying amount			
As at 31 December 2025	25,278,179	117,000	25,395,179
As at 30 September 2026	25,278,179	316,467	25,594,646

12. INVESTMENT PROPERTIES

VND'000

	Buildings, structures
Cost	
As at 31 December 2025 and as at 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

13. LONG-TERM INVESTMENTS

VND'000

	30 September 2026		*31 December 2025*	
	Cost	*Provision*	*Cost*	*Provision*
Investment in subsidiaries *(Note 13.1)*	11,857,929,719	(107,548,606)	12,184,027,219	(820,533,726)
Investments in other entities *(Note 13.2)*	7,360,041	(7,360,041)	916,380,007	(368,130,007)
Held-to-maturity investment *(Note 13.3)*	2,564,973,247	-	901,418,234	(200,957,526)
TOTAL	**14,430,263,007**	**(114,908,647)**	**14,001,825,460**	**(1,389,621,259)**

13. LONG-TERM INVESTMENTS (continued)

13.1 *Investment in subsidiaries*

Details of the Company's investments were as follows:

			30 September 2026			31 December 2025		
Company name	*Business activities*	*Active status*	*% holding and voting*	*Cost (VND'000)*	*Provision (VND'000)*	*% holding and voting*	*Cost (VND'000)*	*Provision (VND'000)*
Le Me Joint Stock Company	Plantation and livestock	Activity	87.74	3,450,326,000	-	87.74	3,450,326,000	-
Hoang Anh Gia Lai International Investment Joint Stock Company	Plantation and livestock	Activity	83.90	2,963,193,500	-	93.13	3,289,291,000	(712,985,120)
Hoang Anh Gia Lai Coffee Joint Stock Company (The former name is Lo Pang Livestock Joint Stock Company)	Plantation and livestock	Activity	83.00	2,745,600,000	-	83.00	2,745,600,000	-
Gia Lai Livestock Joint Stock Company	Plantation and livestock	Activity	85.00	2,591,261,613	-	85.00	2,591,261,613	-
LPBank Hoang Anh Gia Lai Sport Joint Stock Company	Football club	Activity	97.50	89,769,616	(89,769,616)	97.50	89,769,616	(89,769,616)
Hoang Anh Gia Lai Vientiane Co., Ltd.	Real estate and hotel management	Before activity	100.00	17,778,990	(17,778,990)	100.00	17,778,990	(17,778,990)
TOTAL				**11,857,929,719**	**(107,548,606)**		**12,184,027,219**	**(820,533,726)**

13. LONG-TERM INVESTMENTS (continued)

13.2 Investments in other entities

Company name	*Business activities*	*30 September 2026*			*31 December 2025*		
		% holding and voting	*Cost (VND'000)*	*Provision (VND'000)*	*% holding and voting*	*Cost (VND'000)*	*Provision (VND'000)*
Thanh Nien Media Corporation	Communication	2.00	6,200,000	(6,200,000)	2.00	6,200,000	(6,200,000)
Far East Aviation Joint Stock Company	Business and transportation	-	1,160,041	(1,160,041)	-	1,160,041	(1,160,041)
Hoang Anh Gia Lai Agricultural Joint Stock Company	Industrial and agricultural plantation, livestock	-	-	-	8.24	909,019,966	(360,769,966)
TOTAL			**7,360,041**	**(7,360,041)**		**916,380,007**	**(368,130,007)**

13. LONG-TERM INVESTMENTS (continued)

13.3 Held-to-maturity investment

VND'000

	30 September 2026	*31 December 2025 (Restated)*
Business Cooperation Contract ("BCC")	2,029,000,000	-
In which:		
- Stung Treng Agriculture Development Joint Stock Company	*670,000,000*	-
- Hoang Anh Gia Lai Coffee Joint Stock Company	*506,000,000*	-
- Savannakhet Investment Joint Stock Company	*316,000,000*	-
- Gia Lai Livestock Joint Stock Company	*287,000,000*	-
- Champa Coffee Joint Stock Company	*250,000,000*	-
Long-term loans *(ii)*	400,000,000	853,425,000
Interest income	70,955,152	47,993,234
Interest income from BCC	65,018,095	-
TOTAL	**2,564,973,247**	**901,418,234**
In which:		
- Related parties (Notes 29)	*1,619,106,112*	*901,418,234*
- Other parties	*945,867,135*	-

14. LONG-TERM DEFERRED EXPENSES

VND'000

	30 September 2026	*31 December 2025*
Tools and supplies	1,178,226	1,216,317
Others	99,686	297,480
TOTAL	**1,277,912**	**1,513,797**

15. SHORT-TERM TRADE PAYABLES

VND'000

	30 September 2026	*31 December 2025*
Purchase of goods and services	34,780,923	40,853,050

Included in trade payables were amounts due to related parties aggregating to VND'000 6,738,610 as at 30 September 2026 *(Note 29)*.

16. SHORT-TERM ADVANCES FROM CUSTOMERS

VND'000

	30 September 2026	*31 December 2025*
Advances from trade customers	10,136,487	7,699,917

Included in advances from customers were amounts due to related parties aggregating to VND'000 8,875,417 as at 30 September 2026 *(Note 29)*.

17. STATUTORY OBLIGATIONS

VND'000

	30 September 2026	*31 December 2025*
Corporate income tax	103,432,838	-
Value-added tax	759,583	806,300
Personal income tax	453,327	18,214,166
TOTAL	**104,645,748**	**19,020,466**

18. SHORT-TERM ACCRUED EXPENSES

VND'000

	30 September 2026	*31 December 2025*
Interest expenses	91,605,264	2,000,363,852
In which:		
- Bond interest expenses	89,178,084	1,997,936,672
- BCC profit payables	*2,427,180*	*2,427,180*
Operating costs	-	15,413,409
Others	3,430,530	5,331,099
TOTAL	**95,035,794**	**2,021,108,360**

19. OTHER PAYABLES

VND'000

	30 September 2026	*31 December 2025*
Short-term		
Temporary borrowings from other related parties *(Note 29)*	540,170,880	1,432,092,780
Payables to other individuals and companies	21,773,997	31,098,006
Others	29,169,430	33,261,478
	591,114,307	**1,496,452,264**
Long-term		
Others	7,666,626	7,666,626
	7,666,626	**7,666,626**
TOTAL	**598,780,933**	**1,504,118,890**

20. LOANS

VND'000

	30 September 2026	*31 December 2025*
Short-term loans		
Borrowings from other individuals and companies	283,465,837	287,404,137
Borrowings from related parties *(Note 29)*	4,800,000	-
Current portion of long-term domestic straight bond	-	1,099,000,000
	288,265,837	**1,386,404,137**
Long-term loans		
Domestic straight bond	1,975,732,455	-
	1,975,732,455	**-**
TOTAL	**2,263,998,292**	**1,386,404,137**

Domestic straight bonds comprised as detailed below:

VND'000

Arrangement organizations	*30 September 2026*	*31 December 2025*
OCBS Securities Joint Stock Company ("OCBS")	2,000,000,000	-
Joint Stock Commercial Bank for Investment and Development of Vietnam and BIDV Securities Joint Stock Company	-	1,099,000,000
Bond issuance costs	(24,267,545)	-
TOTAL	**1,975,732,455**	**1,099,000,000**
In which:		
Non - current portion bond	*1,975,732,455*	-
Current portion bond	-	*1,099,000,000*

21. OWNERS' EQUITY

21.1 Increase and decrease in owners' equity

VND'000

	Share capital	*Share premium*	*Treasury shares*	*Accumulated losses*	*Total*
9 months in 2025					
As at 31 December 2024	10,574,679,470	-	(686,640)	(3,387,918,129)	7,186,074,701
Capital contribution	2,100,000,000	408,450,000	-	-	2,508,450,000
Net loss for the period	-	-	-	(205,171,703)	(205,171,703)
Remuneration of members of BODs, Supervisors and Secretary	-	-	-	(2,304,000)	(2,304,000)
As at 30 September 2025	**12,674,679,470**	**408,450,000**	**(686,640)**	**(3,595,393,832)**	**9,487,048,998**

VND'000

	Share capital	*Share premium*	*Treasury shares*	*Accumulated losses*	*Total*
9 months in 2026					
As at 31 December 2025	12,674,679,470	408,450,000	(686,640)	(2,546,180,552)	10,536,262,278
Net profit for the period	-	-	-	2,406,188,662	2,406,188,662
Remuneration of members of BODs, Supervisors and Secretary	-	-	-	(2,304,000)	(2,304,000)
As at 30 September 2026	**12,674,679,470**	**408,450,000**	**(686,640)**	**(142,295,890)**	**12,940,146,940**

21. OWNERS' EQUITY (continued)

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

22. REVENUES

22.1 *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*
Net revenue	**3,192,294**	**2,208,604**	**10,232,992**	**7,005,706**
In which:				
Revenue from sale of goods	*1,594,847*	*792,054*	*5,861,094*	*2,830,624*
Revenue from rendering of services	*1,597,447*	*1,416,550*	*4,371,898*	*4,175,082*

22.2 *Finance income*

VND'000

	Quarter III		*Accumulated from the beginning of the year*	
	Current year	*Previous year*	*Current year*	*Previous year*
Gains from disposal of investments	22,722,818	-	430,262,462	6,000,000
Interest income	16,509,683	16,626,623	83,695,713	56,876,132
Income from BCC Contribution	51,387,135	-	65,018,094	-
Foreign exchange gains	(588,076)	7,457,828	22	14,408,678
Others	4,128,432	34,763	13,178,132	94,185
TOTAL	**94,159,992**	**24,119,214**	**592,154,423**	**77,378,995**

23. COSTS OF GOODS SOLD AND SERVICES RENDERED

VND'000

	Quarter III		*Accumulated from the beginning of the year*	
	Current year	*Previous year*	*Current year*	*Previous year*
Costs of goods sold	1,594,847	792,054	5,861,094	2,830,624
Costs of rendering other services	672,818	508,289	2,020,256	1,524,867
TOTAL	**2,267,665**	**1,300,343**	**7,881,350**	**4,355,491**

24. FINANCE EXPENSES

VND'000

	Quarter III		*Accumulated from the beginning of the year*	
	Current year	*Previous year*	*Current year*	*Previous year*
Interest expense	34,366,818	58,630,931	137,133,760	223,386,180
Foreign exchange losses	2,268,866	-	2,268,866	-
(Reversal provision) provision for long-term investments	-	(9,137,964)	(712,985,120)	9,137,036
Others	-	238,163	-	538,811
TOTAL	**36,635,684**	**49,731,130**	**(573,582,494)**	**233,062,027**

25. SELLING EXPENSES

VND'000

	Quarter III		*Accumulated from the beginning of the year*	
	Current year	*Previous year*	*Current year*	*Previous year*
Transportation and external services expenses	315,868	1,403,224	2,770,019	2,305,676
Labour costs	99,131	94,335	294,393	285,672
Others	-	-	-	51,996
TOTAL	**414,999**	**1,497,559**	**3,064,412**	**2,643,344**

26. GENERAL AND ADMINISTRATIVE EXPENSES

VND'000

	Quarter III		*Accumulated from the beginning of the year*	
	Current year	*Previous year*	*Current year*	*Previous year*
Labour costs	10,861,457	9,524,283	31,311,616	27,629,869
External services expenses	3,829,586	2,461,281	22,342,542	13,089,086
Depreciation and amortisation	1,038,757	1,028,878	3,045,846	3,125,373
Provision (reversal of provision)	(277,823)	-	70,558,753	(172,714)
Others	2,261,094	1,072,990	13,145,429	3,902,120
TOTAL	**17,713,071**	**14,087,432**	**140,404,186**	**47,573,734**

27. OTHER INCOME AND EXPENSES

VND'000

	Quarter III		*Accumulated from the beginning of the year*	
	Current year	*Previous year*	*Current year*	*Previous year*
Other income	**110**	**52,831**	**1,549,918,658**	**434,488**
Waived interest expense *(*)*	-	-	1,534,505,139	-
Others	110	52,831	15,413,519	434,488
Other expenses	**732,078**	**523,591**	**62,611,408**	**1,432,122**
Revaluation of ineffective assets	-	-	59,882,433	331,648
Penalties	3,714	112,913	3,714	120,982
Others	728,364	410,678	2,725,261	979,492
NET OTHER PROFIT (LOSS)	**(731,968)**	**(470,760)**	**1,487,307,250**	**(997,634)**

(*) During the period, under 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, totalling VND'000 1,534,505,139.

28. CORPORATE INCOME TAX

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

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

Current CIT

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

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

VND'000

	9 months in 2026	*9 months in 2025*
Accounting profit (loss) before tax	**2,511,927,211**	**(204,247,529)**
Non-deductible expenses	2,725,261	675,188
Unrealised foreign exchange differences	2,268,868	14,408,678
Penalties	3,714	120,982
Reversal of provisions	(712,985,120)	-
Others	59,882,433	-
Estimated taxable income (tax loss)	**1,863,822,367**	**(189,042,681)**
Tax loss carried forward	(1,346,658,179)	-
Estimated taxable income	517,164,188	-
Estimated current corporate income tax for the period	103,432,838	-
CIT payable at beginning of period	-	103,625
Other adjustment	-	(65,955)
CIT paid during the period	-	(37,670)
CIT payable at the end of the period	**103,432,838**	**-**

29. TRANSACTIONS WITH RELATED PARTIES

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

VND'000

Related parties	*Relationship*	*Transactions*	*Amounts*
Gia Lai Livestock Joint Stock Company	Subsidiary	Repayment of borrowing	346,782,972
		BCC contribution	287,000,000
		Payment on behalf	74,919,000
		Interest income	60,733,794
		Income from BCC contribution	12,896,219
		Collection of lending	6,001,435

29. TRANSACTIONS WITH RELATED PARTIES (continued)

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

VND'000

Related parties	*Relationship*	*Transactions*	*Amounts*
Hoang Anh Gia Lai Coffee Joint Stock Company	Subsidiary	BCC contribution	506,000,000
		Repayment of borrowing	138,160,885
		Income from BCC contribution	22,721,479
		Purchase of goods and services	42,500
		Sale of goods and rendering services	16,250
Hoang Anh Gia Lai International Investment Joint Stock Company	Subsidiary	Lending	156,333,507
		Repayment of borrowing	25,440,000
		Interest income	22,961,918
		Purchase of goods and services	11,445,594
		Sale of goods and rendering services	5,902,678
Le Me Joint Stock Company	Subsidiary	Lending	373,656,000
		Payment on behalf	500,000
Savannakhet Investment Joint Stock Company	Related company	BCC contribution	316,000,000
		Income from BCC contribution	3,533,260
Phu Quy Gia Lai Agricultural Joint Stock Company	Subsidiary	Payment on behalf	12,500,000
LPBank Hoang Anh Gia Lai Sports Joint Stock Company	Subsidiary	Borrowing	4,800,000
		Payment on behalf	376,433

29. TRANSACTIONS WITH RELATED PARTIES (continued)

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

VND'000

Related parties	*Relationship*	*Transactions*	*Amounts*
Short-term held-to-maturity investment *(Note 5)*			
Gia Lai Livestock Joint Stock Company	Subsidiary	Short-term loans	453,425,000
		Loan interest	61,961,735
Thanh Trung Agricultural Co., Ltd.	Related company	Short-term loans	1,733,096
TOTAL			**517,119,831**
Long-term held-to-maturity investment *(Note 13.3)*			
Hoang Anh Gia Lai Coffee Joint Stock Company	Subsidiary	BCC contribution	506,000,000
		Profit from BCC	22,721,479
Hoang Anh Gia Lai International Investment Joint Stock Company	Subsidiary	Long-term loans	400,000,000
		Loan interest	70,955,152
Savannakhet Investment Joint Stock Company	Related company	BCC contribution	316,000,000
		Profit from BCC	3,533,260
Gia Lai Livestock Joint Stock Company	Subsidiary	BCC contribution	287,000,000
		Profit from BCC	12,896,221
TOTAL			**1,619,106,112**
Short-term trade receivables *(Note 6)*			
Hoang Anh Gia Lai International Investment Joint Stock Company	Subsidiary	Sale of goods	4,436,002
Hoang Anh Gia Lai Coffee Joint Stock Company	Subsidiary	Sale of goods	3,342,619
LPBank Hoang Anh Gia Lai Sports Joint Stock Company	Subsidiary	Sale of goods	2,865,320
Tay Nguyen Agriculture Services Co., Ltd.	Related company	Sale of goods	2,512,667
Gia Lai Livestock Joint Stock Company	Subsidiary	Sale of goods	1,612,712
Phu Quy Gia Lai Agricultural Joint Stock Company	Subsidiary	Disposal of fixed assets	874,763
TOTAL			**15,644,083**
Short-term advances to suppliers *(Note 7)*			
Hoang Anh Gia Lai International Investment Joint Stock Company	Subsidiary	Advances for purchase of goods	22,762,752

29. TRANSACTIONS WITH RELATED PARTIES (continued)

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

VND'000

Related parties	*Relationship*	*Transactions*	*Amounts*
Other short-term receivables *(Note 8)*			
Le Me Joint Stock Company	Subsidiary	Payment on behalf	497,323,846
Gia Lai Livestock Joint Stock Company	Subsidiary	Payment on behalf	184,776,521
Flour Manufacturing Co., Ltd.	Subsidiary	Payment on behalf	162,119,219
Hoang Anh Gia Lai International Investment Joint Stock Company	Subsidiary	Payment on behalf	157,243,526
Tra Ba Animal Feed Processing Joint Stock Company	Subsidiary	Payment on behalf	141,346,241
Hoang Anh Gia Lai Coffee Joint Stock Company	Subsidiary	Payment on behalf	72,026,606
Khan Xay Agricultural Development Co., Ltd.	Subsidiary	Payment on behalf	42,650,715
Phu Quy Gia Lai Agricultural Joint Stock Company	Subsidiary	Payment on behalf	12,500,000
Others	Related party	Payment on behalf	949,119
TOTAL			**1,270,935,793**
Short-term trade payables *(Note 15)*			
Hoang Anh Gia Lai International Investment Joint Stock Company	Subsidiary	Purchase of goods	6,458,811
Others	Related party	Purchase of goods and services	279,799
TOTAL			**6,738,610**
Short-term advances from customers *(Note 16)*			
Hoang Anh Gia Lai International Investment Joint Stock Company	Subsidiary	Advances for goods	8,875,417
Short-term other payables *(Note 19)*			
Gia Lai Livestock Joint Stock Company	Subsidiary	Temporary borrowing	272,126,693
Tra Ba Animal Feed Processing Joint Stock Company	Subsidiary	Temporary borrowing	245,274,437
Hoang Anh Gia Lai Vientiane Co., Ltd.	Subsidiary	Receipt on behalf	22,769,750
TOTAL			**540,170,880**
Short-term loans (Note 20)			
LPBank Hoang Anh Gia Lai Sports Joint Stock Company	Subsidiary	Borrowing	4,800,000

29. TRANSACTIONS WITH RELATED PARTIES (continued)

Details of remuneration of members of the Board of Directors, Board of Supervision and management was as below:

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 BOS	511,401
Ms Dinh Thi Le Sa	Member of BOS	358,738
Ms Ha Kiet Tran	Independent member of BOD	243,000
TOTAL		**8,131,727**

(*) This comprised salary and other allowances.

30. RECLASSIFICATION OF CORRESPONDING FIGURES

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

	Beginning balance (as previously presented)	*Restatement*	*Beginning balance (as restated)*
INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION			
Short-term held-to-maturity investments	-	23,640,371	23,640,371
Short-term loan receivables	21,554,573	(21,554,573)	-
Other short-term receivables	1,833,603,949	(2,085,798)	1,831,518,151
Provision for doubtful short-term receivables	(874,701,197)	218,415,551	(656,285,646)
Provision for diminution in value of held-to-maturity investments	-	(17,458,025)	(17,458,025)
Provision for diminution in value of long-term investments in other entities	(1,188,663,733)	(200,957,526)	(1,389,621,259)
Long-term loan receivables	400,000,000	(400,000,000)	-
Other long-term receivables	1,361,464,420	(501,418,234)	860,046,186
Long-term held-to-maturity investments	-	901,418,234	901,418,234
Other short-term payables	1,783,856,401	(287,404,137)	1,496,452,264
Short-term loans	1,099,000,000	287,404,137	1,386,404,137

31. EVENTS AFTER THE END OF 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 matter or circumstance that has arisen since the sepparaate balance date that requires adjustment or disclosure in the interim separate financial statements of the Company.

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

30 October 2026