

**CÔNG TY CỔ PHẦN TẬP ĐOÀN
HÒA PHÁT
HOA PHAT GROUP**

**CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập - Tự do - Hạnh phúc
THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness**

Số: 12/2026/TB-TĐHP
No.: 12/2026/TB-TĐHP

Hưng Yên, ngày 28 tháng 08 năm 2026
Hưng Yên, 28th August 2026

**CÔNG BỐ THÔNG TIN ĐỊNH KỲ
PERIODIC INFORMATION DISCLOSURE**

Kính gửi: Sở Giao dịch Chứng khoán thành phố Hồ Chí Minh

To: Hochiminh Stock Exchange

1. Tên tổ chức/Name of organization: CÔNG TY CỔ PHẦN TẬP ĐOÀN HÒA PHÁT/ HOA PHAT GROUP

- Mã chứng khoán/Mã thành viên/ Stock code/ Broker code: HPG

- Địa chỉ/Address: Khu công nghiệp Phố Nối A, Xã Nguyễn Văn Linh, Tỉnh Hưng Yên, Việt Nam/ Pho Noi A Industrial Zone, Nguyen Van Linh Commune, Hung Yen Province, Vietnam

- Điện thoại liên hệ/Tel.: 024 628 48 666

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- E-mail: ir@hoaphat.com.vn

2. Nội dung thông tin công bố/Contents of disclosure:

Báo cáo tài chính hợp nhất đã được kiểm toán 6 tháng đầu năm 2026 kèm theo công văn giải trình biến động lợi nhuận sau thuế cho Báo cáo tài chính hợp nhất đã được kiểm toán 6 tháng đầu năm 2026/ The Audited Consolidated Financial Statements for the 6-month period ended 30 June 2026 and Explanation of the variance in Profit After Tax in the Audited Consolidated Financial Statements for the 6-month period ended 30 June 2026.

3. Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 28/08/2026 tại đường dẫn : <https://www.hoaphat.com.vn/>

This information was published on the company's website on 28/08/2026, as in the link:
<https://hoaphat.com.vn>.

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố/We hereby certify that the information provided is true and correct and we bear the full responsibility to the law.



Tài liệu đính kèm/Attached documents:
Báo cáo tài chính hợp nhất đã được kiểm
toán 6 tháng đầu năm 2026 và Công văn
số 79 ngày 28/08/2026

The Audited Consolidated Financial
Statements for the 6-month period ended
30 June 2026 and Official Dispatch No.
79 dated 28th August 2026.

Đại diện tổ chức
Organization representative



TỔNG GIÁM ĐỐC
Nguyễn Việt Cường



HOA PHAT GROUP JOINT STOCK COMPANY
(Incorporated in the Socialist Republic of Vietnam)

**REVIEWED INTERIM CONSOLIDATED
FINANCIAL STATEMENTS**
For the 6-month period ended 30 June 2026

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STATEMENT OF THE BOARD OF MANAGEMENT

The Board of Management of Hoa Phat Group Joint Stock Company (the "Company") presents this report together with the interim consolidated financial statements of the Company and its subsidiaries (hereinafter referred to as the "Group") for the 6-month period ended 30 June 2026.

BOARD OF DIRECTORS, BOARD OF MANAGEMENT, SUPERVISORY BOARD AND CHIEF ACCOUNTANT

The members of the Board of Directors, Board of Management, Supervisory Board and Chief Accountant of the Group during the period and to the date of approval of this report are as follows:

Board of Directors

Mr. Tran Dinh Long	Chairman
Mr. Tran Tuan Duong	Member
Mr. Nguyen Manh Tuan	Member
Mr. Doan Gia Cuong	Member
Mr. Nguyen Ngoc Quang	Member
Mr. Hoang Quang Viet	Member
Mr. Nguyen Viet Thang	Member
Mr. Chu Quang Vu	Independent Member
Mr. Dang Ngoc Khanh	Independent Member
Mr. Ta Tuan Quang	Independent Member (Appointed on 21 April 2026)

Board of Management

Mr. Nguyen Viet Thang	General Director
Ms. Nguyen Thi Thao Nguyen	Deputy General Director
Ms. Tran Thi Thu Hien	Deputy General Director

Supervisory Board

Ms. Bui Thi Hai Van	Head of the Board of Supervisors
Ms. Ngo Lan Anh	Member
Ms. Thai Thi Loc	Member

Chief Accountant

Ms. Pham Thi Kim Oanh	Chief Accountant
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THE BOARD OF MANAGEMENT'S STATEMENT OF RESPONSIBILITY

The Board of Management of the Group is responsible for preparing the interim consolidated financial statements, which give a true and fair view of the interim consolidated financial position of the Group as at 30 June 2026, and its interim consolidated financial performance and its interim consolidated cash flows for the 6-month period then ended in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to interim consolidated financial reporting. In preparing these interim consolidated financial statements, the Board of Management is required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent;
- state whether the applicable accounting principles have been followed, subject to any material departures disclosed and explained in the interim consolidated financial statements;
- prepare the interim consolidated financial statements on the going concern basis unless it is inappropriate to presume that the Group will continue in business; and
- design and implement an effective internal control system for the purpose of properly preparing and presenting the interim consolidated financial statements so as to minimize errors and frauds.

STATEMENT OF THE BOARD OF MANAGEMENT (Continued)

The Board of Management is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the consolidated financial position of the Group and that the interim consolidated financial statements comply with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to interim consolidated financial reporting. The Board of Management is also responsible for safeguarding the assets of the Group and hence for taking reasonable steps for the prevention and detection of frauds and other irregularities.

The Board of Management confirms that the Company has complied with the above requirements in preparing these interim consolidated financial statements.

For and on behalf of the Board of Management



Nguyễn Việt Thắng
General Director
Legal Representative

28 August 2026

REPORT ON REVIEW OF INTERIM CONSOLIDATED FINANCIAL STATEMENTS

To: **The Shareholders**
The Board of Directors and Board of Management
Hoa Phat Group Joint Stock Company

We have reviewed the accompanying interim consolidated financial statements of Hoa Phat Group Joint Stock Company (the "Company") and its subsidiaries (hereinafter referred to as the "Group"), approved on 28 August 2026 as set out from page 05 to page 60, which comprise the interim consolidated statement of financial position as at 30 June 2026, the interim consolidated statement of income and interim consolidated statement of cash flow for the 6-month period then ended, and a summary of significant accounting policies and other explanatory information.

Board of Management's Responsibility for the Interim Consolidated Financial Statements

The Board of Management is responsible for the preparation and fair presentation of these interim consolidated financial statements in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to interim consolidated financial reporting, and for such internal control as the Board of Management determines is necessary to enable the preparation of the interim consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express a conclusion on the accompanying interim consolidated financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements (VSRE) 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

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

REPORT ON REVIEW OF INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim consolidated financial statements do not present fairly, in all material respects, the consolidated financial position of the Group as at 30 June 2026, its consolidated financial performance and its consolidated cash flows for the 6-month period then ended, in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to interim consolidated financial reporting.



Phạm Nam Phong

Audit Partner

Audit Practising Registration Certificate

No. 0929-2024-001-1

DELOITTE VIETNAM AUDIT COMPANY LIMITED

28 August 2026

Hanoi, S.R. Vietnam

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Unit: VND

ASSETS	Codes	Notes	Closing balance	Opening balance (Reclassified)
A. CURRENT ASSETS	100		119,968,988,853,207	103,549,129,690,695
I. Cash and cash equivalents	110	5	9,782,057,360,909	8,325,103,342,897
1. Cash	111		2,221,354,791,923	4,602,047,650,138
2. Cash equivalents	112		7,560,702,568,986	3,723,055,692,759
II. Short-term financial investments	120	6	27,473,893,817,143	19,878,070,385,808
1. Short-term held-to-maturity investments	123		27,473,893,817,143	19,878,070,385,808
III. Short-term receivables	130		18,040,238,952,446	14,605,547,312,128
1. Short-term trade receivables	131	7	12,869,807,539,960	10,972,503,957,242
2. Short-term advances to suppliers	132	8	3,362,889,032,465	1,878,084,035,938
3. Other short-term receivables	135	9	1,933,150,942,736	1,880,777,381,860
4. Provision for short-term doubtful debts	136	7,8	(132,596,386,675)	(132,548,698,812)
5. Deficits in assets awaiting solution	137		6,987,823,960	6,730,635,900
IV. Inventories	140	10	55,607,877,088,316	52,130,767,868,882
1. Inventories	141		55,683,418,417,281	52,189,012,793,520
2. Provision for devaluation of inventories	142		(75,541,328,965)	(58,244,924,638)
V. Short-term biological assets	150	14	473,311,641,150	679,957,518,661
1. Short-term consumable animals	151		477,603,201,761	683,874,334,539
2. Short-term seasonal crops or consumable crops	152		1,858,235,789	1,884,153,927
3. Provision for impairment of short-term biological assets	153		(6,149,796,400)	(5,800,969,805)
VI. Other short-term assets	160		8,591,609,993,243	7,929,683,262,319
1. Short-term prepayments	161	11	747,303,014,945	493,428,025,239
2. Value added tax deductibles	162		7,834,764,352,766	7,429,884,133,408
3. Taxes and other receivables from the State budget	163	22	9,542,625,532	6,371,103,672

The accompanying notes are an integral part of these interim consolidated financial statements

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (Continued)

As at 30 June 2026

Unit: VND

ASSETS	Codes	Notes	Closing balance	Opening balance (Reclassified)
B. NON-CURRENT ASSETS	200		158,960,797,394,565	154,350,071,126,852
I. Long-term receivables	210		2,142,595,494,949	290,327,516,308
1. Long-term advances to suppliers	212	8	35,389,972,534	41,408,436,429
2. Other long-term receivables	215	9	2,107,205,522,415	248,919,079,879
II. Fixed assets	220		132,716,228,895,558	133,527,079,908,221
1. Tangible fixed assets	221	12	132,512,652,285,273	133,339,868,744,327
- Cost	222		186,818,108,004,847	182,104,286,601,968
- Accumulated depreciation	223		(54,305,455,719,574)	(48,764,417,857,641)
2. Intangible assets	227	13	203,576,610,285	187,211,163,894
- Cost	228		421,524,406,409	394,755,577,407
- Accumulated amortisation	229		(217,947,796,124)	(207,544,413,513)
III. Long-term biological assets	230		192,974,074,492	214,185,788,362
1. Bearer animals	231		192,974,074,492	214,185,788,362
a) Immature bearer animals	232	14	83,349,701,727	36,452,140,917
b) Mature bearer animals	233	15	109,624,372,765	177,733,647,445
- Cost	234		225,216,529,235	301,551,863,064
- Accumulated depreciation	235		(115,592,156,470)	(123,818,215,619)
IV. Investment property	240	16	511,235,637,028	528,191,122,247
- Cost	241		863,635,594,434	863,635,594,434
- Accumulated depreciation	242		(352,399,957,406)	(335,444,472,187)
V. Long-term assets in progress	250		14,620,760,805,469	10,850,941,186,954
1. Long-term work in progress	251		633,946,116,238	148,814,839,011
2. Long-term construction in progress	252	17	13,986,814,689,231	10,702,126,347,943
VI. Long-term financial investments	260		1,920,000,000,000	2,266,905,142,467
1. Investments in joint-ventures, associates	262	6	1,920,000,000,000	-
2. Long-term held-to-maturity investments	265	6	-	2,266,905,142,467
VII. Other long-term assets	270		6,857,002,487,069	6,672,440,462,293
1. Long-term prepayments	271	11	6,081,562,755,328	5,980,739,029,761
2. Deferred tax assets	272	18	421,810,662,052	304,979,962,218
3. Long-term reserved spare parts	273		308,165,854,922	335,208,284,895
4. Goodwill	279	19	45,463,214,767	51,513,185,419
TOTAL ASSETS (280=100+200)	280		278,929,786,247,772	257,899,200,817,547

The accompanying notes are an integral part of these interim consolidated financial statements

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (Continued)

As at 30 June 2026

Unit: VND

RESOURCES	Codes	Notes	Closing balance	Opening balance (Reclassified)
C. LIABILITIES	300		137,413,759,457,075	126,679,189,940,972
I. Current liabilities	310		105,037,075,079,739	94,187,600,611,874
1. Short-term trade payables	311	20	26,690,134,352,803	21,183,376,049,432
2. Short-term advances from customers	312	21	914,378,130,783	839,645,735,088
3. Dividends and profit payable	313		8,968,071,935	3,739,116,340
4. Taxes and amounts payable to the State budget	314	22	2,644,753,151,956	2,377,396,188,571
5. Payables to employees	315		344,544,994,396	995,918,246,781
6. Short-term accrued expenses	316	23	1,741,405,043,384	939,446,180,722
7. Short-term unearned revenue	319		56,565,429,771	152,519,279,244
8. Other current payables	320	24	414,382,997,288	2,009,286,366,259
9. Short-term loans and obligations under finance leases	321	25	71,433,383,400,905	64,694,957,245,143
10. Short-term provisions	322	26	15,501,183,193	15,437,227,372
11. Bonus and welfare funds	323	27	773,058,323,325	975,878,976,922
II. Long-term liabilities	330		32,376,684,377,336	32,491,589,329,098
1. Long-term trade payables	331	20	4,501,957,266,856	4,237,943,510,056
2. Long-term accrued expenses	334	23	602,032,288,625	607,363,800,426
3. Other long-term payables	338		19,546,428,655	16,700,201,489
4. Long-term loans and obligations under finance leases	339	25	27,096,593,831,648	27,479,194,057,074
5. Deferred tax liabilities	342		27,938,594,552	31,013,808,361
6. Long-term provisions	343	26	128,615,967,000	119,373,951,692
D. EQUITY	400	28	141,516,026,790,697	131,220,010,876,575
1. Owner's contributed capital	411		76,754,658,550,000	76,754,658,550,000
- Ordinary shares carrying voting rights	411a		76,754,658,550,000	76,754,658,550,000
2. Other owner's capital	414		7,674,986,650,000	-
3. Investment and development fund	418		1,388,437,800,829	1,388,437,800,829
4. Retained earnings	420		54,838,263,513,400	51,037,901,749,343
- Retained earnings accumulated to the prior period end	420a		39,473,241,264,695	35,657,348,003,468
- Retained earnings of the current period	420b		15,365,022,248,705	15,380,553,745,875
5. Non-controlling interests	429		859,680,276,468	2,039,012,776,403
TOTAL RESOURCES (440=300+400)	440		278,929,786,247,772	257,899,200,817,547


Tran Xuan Mai
Preparer


Pham Thi Kim Oanh
Chief Accountant


Nguyen Viet Thang
General Director
Legal Representative

Approved on 28 August 2026

The accompanying notes are an integral part of these interim consolidated financial statements

INTERIM CONSOLIDATED INCOME STATEMENT

For the 6-month period ended 30 June 2026

Unit: VND

ITEMS	Codes	Notes	Current period	Prior period
1. Gross revenue from goods sold and services rendered	01	31	108,870,156,294,532	74,236,821,348,459
2. Deductions	02	31	810,406,692,978	704,627,683,672
3. Net revenue from goods sold and services rendered (10=01-02)	10	31	108,059,749,601,554	73,532,193,664,787
4. Cost of sales	11	32	89,206,893,800,128	61,518,317,253,946
5. Gross profit from goods sold and services rendered (20=10-11)	20		18,852,855,801,426	12,013,876,410,841
6. Financial income	22	34	6,555,049,876,297	936,240,968,547
7. Financial expenses	23	35	3,794,584,815,627	1,950,031,741,727
- In which: Borrowing costs	24		2,853,028,567,414	1,066,136,992,112
8. Selling expenses	25	36	3,062,572,223,684	1,563,187,626,015
9. General and administration expenses	26	36	693,698,746,577	669,529,668,454
10. Sharing of profit from , associates, joint-ventures	27		1,987,970,143	-
11. Operating profit (30=20+(22-23)-(25+26)+27)	30		17,859,037,861,978	8,767,368,343,192
12. Other income	31	37	182,665,219,975	112,550,311,903
13. Other expenses	32	38	94,835,034,982	67,769,812,412
14. Profit from other activities (40=31-32)	40		87,830,184,993	44,780,499,491
15. Accounting profit before tax (50=30+40)	50		17,946,868,046,971	8,812,148,842,683
16. Current corporate income tax expense	51	39	2,586,381,493,497	1,196,680,029,608
17. Deferred corporate tax (income)/expense	52		(119,905,913,643)	1,139,291,459
18. Net profit after corporate income tax (60=50-51-52)	60		15,480,392,467,117	7,614,329,521,616
18.1. Net profit after tax attributable to the parent entity	61		15,365,022,248,705	7,600,771,906,152
18.2. Net profit after tax attributable to non-controlling interests	62		115,370,218,412	13,557,615,464
19. Basic earnings per share	70	40	1,781	880

Tran Xuan Mai
Preparer

Phan Thi Kim Oanh
Chief AccountantNguyen Viet Thang
General Director
Legal Representative

Approved on 28 August 2026

The accompanying notes are an integral part of these interim consolidated financial statements

INTERIM CONSOLIDATED CASH FLOW STATEMENT

For the 6-month period ended 30 June 2026

Unit: VND

ITEMS	Codes	Current period	Prior period
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1. Profit before tax	01	17,946,868,046,971	8,812,148,842,683
2. Adjustments for:			
Depreciation and amortisation of fixed assets, investment properties, goodwill allocation and land rental costs	02	5,705,477,060,104	3,418,850,663,978
Provisions	03	29,334,801,375	(48,638,229,807)
Foreign exchange (gain)/loss arising from translating foreign currency monetary items	04	(56,679,634,219)	442,536,787,105
Gain from investing, financing activities	05	(5,623,583,394,371)	(550,540,349,812)
Borrowing costs	06	2,853,028,567,414	1,066,136,992,112
3. Operating profit before movements in working capital	08	20,854,445,447,274	13,140,494,706,259
Increases, decrease in receivables	09	(5,275,758,531,251)	(5,970,400,807,965)
Increases, decrease in inventories and biological assets	10	(5,724,626,736,094)	(2,852,908,166,555)
Increases, decrease in payables (excluding accrued loan interest and corporate income tax payable)	11	8,598,129,396,154	(590,586,775,100)
Increases, decrease in deferred expenses	12	(63,553,147,353)	(181,927,211,830)
Borrowing costs paid	14	(2,764,703,640,611)	(1,073,732,784,723)
Corporate income tax paid	15	(2,447,808,361,477)	(1,676,151,141,088)
Other cash outflows	17	(534,427,309,357)	(287,625,735,523)
Net cash generated by operating activities	20	12,641,697,117,285	507,162,083,475
II. CASH FLOWS FROM INVESTING ACTIVITIES			
1. Acquisition and construction of fixed assets and other long-term assets	21	(12,523,577,829,074)	(10,688,184,320,479)
2. Proceeds from sale, disposal of fixed assets and other long-term assets	22	10,090,659,628	35,930,784,910
3. Cash outflow for lending, buying debt instruments of other entities	23	(34,505,396,356,160)	(14,629,073,195,952)
4. Cash recovered from lending, selling debt instruments of other entities	24	25,681,386,262,846	16,146,662,490,434
5. Equity investments in other entities	25	(3,634,697,000,000)	-
6. Cash recovered from investments in other entities	26	9,800,775,369,256	241,687,184,000
7. Interest earned, dividends and profits received	27	728,235,976,242	624,506,083,401
Net cash used in investing activities	30	(14,443,182,917,262)	(8,268,470,973,686)

The accompanying notes are an integral part of these interim consolidated financial statements

INTERIM CONSOLIDATED CASH FLOW STATEMENT (Continued)

For the 6-month period ended 30 June 2026

Unit: VND

ITEMS	Codes	Current period	Prior period
III. CASH FLOWS FROM FINANCING ACTIVITIES			
1. Proceeds from share issue and owners' contributed capital (including contributed capital from non-controlling shareholders)	31	925,929,292,160	525,200,000,000
2. Return of contributed capital to owners and repurchase of issued shares	32	(133,042,500,000)	(52,020,000)
3. Proceeds from borrowings	33	71,080,161,566,046	79,203,852,177,860
4. Repayment of borrowings	34	(64,684,505,959,280)	(68,162,897,665,036)
5. Dividends and profit distributions paid	36	(3,931,994,623,571)	(3,596,799,927)
Net cash generated by financing activities	40	3,256,547,775,355	11,562,505,692,897
Net increases in cash and cash equivalents (50=20+30+40)	50	1,455,061,975,378	3,801,196,802,686
Cash and cash equivalents at the beginning of the period	60	8,325,103,342,897	6,887,646,139,852
Effects of changes in foreign exchange rates	61	1,892,042,634	(818,665,280)
Cash and cash equivalents at the end of the period (70=50+60+61)	70	9,782,057,360,909	10,688,024,277,258

Tran Xuan Mai
Preparer

Pham Thi Kim Oanh
Chief Accountant



Nguyen Viet Thang
General Director
Legal Representative

Approved on 28 August 2026

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

These notes are an integral part of and should be read in conjunction with the accompanying interim consolidated financial statements

1. GENERAL INFORMATION**Structure of ownership**

Hoa Phat Group Joint Stock Company ("Company") was formerly known as Hoa Phat Steel Joint Stock Company incorporated under the Law on Enterprise of Vietnam pursuant to the initial Business Registration Certificate No. 0503000008 issued by Hung Yen Department of Finance (formerly known as the Department of Planning and Investment of Hung Yen Province) on 26 October 2001. In accordance with its 8th amended Business Registration Certificate dated 9 January 2007, Hoa Phat Steel Joint Stock Company was transformed into Hoa Phat Group Joint Stock Company.

The Company's Enterprise Registration Certificate has been amended several times, the latest 39th amendment dated 22 July 2026, issued by Hung Yen Department of Finance.

The Company's shares have been officially listed and traded on the Ho Chi Minh City Stock Exchange (HOSE) under the ticker symbol HPG since 15 November 2007.

The total number of employees of the Company and its subsidiaries ("the Group") as at 30 June 2026 is 31.812 people (as at 31 December 2025: 31.574 people).

Operating industry and principal activities

Operating industries and principal activities of the Group are:

- Office leasing;
- General support services;
- Financial investments;
- Integrated investment in and construction of infrastructures, industrial zones and urban areas;
- Production of tanks, reservoirs and containers of metal;
- Production of structural metal products;
- Exploration and exploitation of minerals;
- Leasing machines, equipment and motor vehicles;
- Trading in automobiles, equipment, spare parts for transport and mining sectors, transport vehicles;
- Production and trading of construction machinery and mining machineries;
- Production, trading, assembly, installation, repair and maintenance of electrical, electronic, electrical refrigeration and civil electrical appliances and air-conditioners;
- Production and trading of raw materials and plastic products;
- Advertisement;
- Civil and industrial construction;
- Exploitation of sand, stones and gravel;
- Production, trading and assembly of furniture products and construction equipment;
- Real estate trading (excluding land price consultancy);
- Domestic and foreign investment advisory (excluding law advisory);
- Production and trading of non-ferrous metals and non-ferrous metal scraps;

- Producing and wholesaling cokes;
- Manufacturing construction steel and hot-rolled coil;
- Trading and export and import of steel and supplies for steelmaking and rolling;
- Production of rolled steel and roofing sheets;
- Exploitation of metal ores;
- Trading metals, metal ores and iron and steel scraps;
- Making cast iron and steel and casting cast iron, iron and steel;
- Production of plated and non-plated steel pipes, and inox pipes;
- Production and trading of galvanized steel sheet, color coated steel sheets and galvalum steel sheets;
- Production and trading of container;
- Entrusted export-import activities;
- Raising pigs, cattle, poultry and other livestock animals;
- Livestock support services;
- Producing feeds for cattle, poultry and aquaculture sector;
- Trading agricultural equipment, machineries and accessories;
- Construction of railway works;
- Beverage serving services;
- Coastal, inland waterway and ocean transportation;
- Import, export, trading and distribution of goods not included in the list of goods prohibited from trading in accordance with Vietnamese laws;
- Manufacture of veneer sheets, plywood, veneered panels and other wood-based panels;
- Investing, manufacturing and trading in electrical and household appliances;
- Manufacturing and trading of refrigeration products; and
- Production of freezers and refrigerators.l

Normal production and business cycle

The Group's normal production and business cycle is carried out for a time period of 12 months or less.

HOA PHAT GROUP JOINT STOCK COMPANY
NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

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The Group's structure

As at 30 June 2026, details of the Group's subsidiaries are as follows:

No. Subsidiary	Place of incorporation and operation	Proportion of ownership interest (%) (*)	Proportion of voting right (%) (*)	Main business
1 Hoa Phat Iron and Steel Joint Stock Company (i)	Hanoi	99.9990%	99.9990%	Investment, production and trading of construction steel and auxiliary activities
2 Hoa Phat Steel Products Joint Stock Company (ii)	Hanoi	99.9960%	99.9960%	Investment, production and trading of steel pipes, color-coated steel sheets and auxiliary activities
3 Hoa Phat Agriculture Development Joint Stock Company (iii)	Hung Yen	84.5357%	84.5357%	Raising livestock and poultry; farming; providing plantation, raising, post-harvest services; producing feeds for cattle, poultry and aquaculture feed
4 Hoa Phat Real Estate Development Joint Stock Company	Hanoi	99.9811%	99.9811%	Investment, construction and trading of real estate and auxiliary activities
5 Hoa Phat Home Appliances Joint Stock Company	Hanoi	99.9167%	99.9167%	Investment, production and trading of electrical home appliances
6 Hoa Phat Hung Yen Steel Company Limited	Hung Yen	99.9990%	100%	Producing steel, iron; wholesaling metals and metal ores.
7 Hoa Phat Binh Dinh One Member Limited Liability Company	Gia Lai	99.9990%	100%	Producing steel, iron; wholesaling metals and metal ores
8 Nhon Trach Service Trading Company Limited	Dong Nai	99.9890%	99.9900%	Provision of warehouses, storage yards for rent; and storing, loading/unloading of goods
9 Hoa Phat Long An Steel Trading and Service Joint Stock Company	Tay Ninh	99.9790%	99.9800%	Producing steel, iron; wholesaling metals and metal ores
10 Hoa Phat Hai Duong Steel Joint Stock Company	Hai Phong	99.9973%	99.9983%	Producing steel, iron, exploiting iron ores, exploiting and collecting lignite; wholesaling metals and metal ores; producing and trading of coke.
11 Hoa Phat Energy Joint Stock Company	Hai Phong	99.9239%	99.9267%	Producing and wholesaling coke coal, exploiting and collecting coal; producing other related products
12 Hoa Phat Dung Quat Steel Joint Stock Company	Quang Ngai	99.9990%	100%	Producing steel, iron, exploiting iron ores; wholesaling metals and metal ores; producing and wholesaling coke coal and other related business activities.
13 Hoa Phat Dung Quat Steel Pipe Company Limited	Quang Ngai	99.9847%	99.9990%	Production of iron, steel, and cast iron products
14 Hoa Phat Dung Quat Ferro Alloy Company Limited	Quang Ngai	99.9888%	99.9990%	Production of iron, steel, and cast iron products
15 Hoa Phat Multi-purpose Port Joint Stock Company	Quang Ngai	99.9990%	100%	Direct support services for waterway transportation
16 Harmonia Company Limited	Quang Ngai	99.9990%	100%	Hospitality services
17 Hoa Phat Dung Quat Rail and Special Steel Joint Stock Company	Quang Ngai	99.9957%	99.9967%	Production of iron, steel, and cast iron products

HOA PHAT GROUP JOINT STOCK COMPANY

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

No. Subsidiary	Place of incorporation and operation	Proportion of ownership interest (%) (*)	Proportion of voting right (%) (*)	Main business
18 Hoa Phat Dung Quat Equipment Manufacturing Company Limited	Quang Ngai	99.9990%	100%	Mechanical processing, metal treatment and coating
19 Hoa Phat Mechanical Fitting Company Limited	Ho Chi Minh City	99.8246%	100%	Production of mechanical spare parts
20 An Thong Mineral Investment Joint Stock Company	Tuyen Quang	99.9590%	99.9600%	Exploring, exploiting, processing, importing and exporting minerals (mainly iron ores)
21 Hoa Phat Mitracco Mining Joint Stock Company	Ha Tinh	98.3796%	98.4200%	Exploring and production of iron, bauxite and other rare ores; trading metal and metal ores
22 Hoa Phat Shipping Joint Stock Company	Hai Phong	99.6298%	99.6308%	Coastal, inland waterway and ocean freight transport
23 Hoa Phat Phu Yen Steel Joint Stock Company	Lam Dong	99.9990%	100%	Producing and trading steel
24 Bai Goc Phu Yen Port Joint Stock Company	Lam Dong	97.9990%	98%	Coastal, inland waterway and ocean freight transport
25 Hoa Tam Industrial Park Infrastructure Development Joint Stock Company	Dak Lak	98.4190%	98.4200%	Trading of real estate, land use rights of land owners, land users or land lessees
26 Hoa Phat Steel Pipe Company Limited	Hanoi	99.9760%	99.9800%	Production and trading various kinds of steel pipes
27 Hoa Phat Cold Rolled Steel Company Limited	Hung Yen	99.9760%	100%	Producing cold rolled steel products
28 Hoa Phat Da Nang Steel Pipe Company Limited	Da Nang	99.9535%	99.9775%	Production and trading various kinds of steel pipes
29 Hoa Phat Binh Duong Steel Pipe One Member Company Limited	Ho Chi Minh City	99.9760%	100%	Production and trading various kinds of steel pipes
30 Hoa Phat Long An Steel Pipe One Member Company Limited	Tay Ninh	99.9760%	100%	Production and trading various kinds of steel pipes
31 Hoa Phat Long An Steel Products Joint Stock Company	Tay Ninh	99.9643%	99.9883%	Production and trading various kinds of steel pipes
32 Hoa Phat Mechanical Manufacturing Company Limited	Ho Chi Minh City	99.9300%	99.9539%	Repairing and producing mechanical products; leasing machines, equipments and vehicles
33 Hoa Phat Steel Sheet Company Limited	Hung Yen	99.9960%	100%	Production and trading of galvanized steel sheets, color-coated steel sheets, and galvanlume steel sheets
34 Hoa Phat Metal Producing Company Limited	Hanoi	99.9294%	99.9333%	Producing construction equipment; trading construction machinery and equipment; exploiting small and medium-sized minerals
35 Hoa Phat Steel Wire Company Limited	Hung Yen	99.9294%	100%	Producing and trading construction and mining machines; producing engines and turbines
36 Hoa Phat Prestressed Steel One Member Company Limited	Quang Ngai	99.9294%	100%	Production of iron, steel, and cast iron products
37 Hoa Phat Container Production Joint Stock Company	Ho Chi Minh City	99.8246%	99.8286%	Producing and trading containers
38 Hoa Phat Flooring Joint Stock Company	Ho Chi Minh City	99.9627%	99.9667%	Production of plywood, veneer and other thin boards
39 Hoa Phat Hung Yen Steel Products Joint Stock Company	Hung Yen	99.8960%	99.9000%	Production of iron, steel, and cast iron.

HOA PHAT GROUP JOINT STOCK COMPANY
NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

No. Subsidiary	Place of incorporation and operation	Proportion of ownership interest (%) (*)	Proportion of voting right (%) (*)	Main business
40 Hoa Phat Trading Company Limited	Hanoi	84.4917%	99.9479%	Raising buffalos, cows; providing plantation, raising, post-harvest services
41 Hoa Phat Quang Binh Breeding Company Limited	Quang Tri	61.4424%	72.7200%	Raising livestock and poultry; providing plantation services
42 Viet Hung Livestock Company Limited	Hung Yen	84.4917%	100%	Raising livestock and poultry; providing plantation services
43 Dong Phat Livestock Company Limited	Dong Nai	84.4917%	100%	Raising livestock and poultry; providing plantation services
44 Hoa Phat Dong Nai Poultry One Member Company Limited	Dong Nai	84.4917%	100%	Raising poultry and other animals
45 Hoa Phat Development of Livestock Joint Stock Company	Hung Yen	84.5252%	99.9875%	Raising and providing breeding and market pigs
46 Son Dong Livestock Company Limited	Bac Ninh	84.5252%	100%	Raising pigs, raising poultry and other animals
47 Lac Thuy Livestock Company Limited	Phu Tho	84.5252%	100%	Raising poultry and other animals
48 Hoa Yen Livestock One Member Company Limited	Lao Cai	84.5357%	100%	Raising pig and other animals
49 Hoa Phuoc Livestock Company Limited	Dong Nai	84.5245%	99.9992%	Raising breeding and market pigs
50 Thai Thuy Livestock Company Limited	Hung Yen	84.5252%	100%	Raising pigs, raising poultry and other animals
51 Hoa Phat Hung Yen Feeds Company Limited	Hung Yen	84.5357%	100%	Producing and trading feeds and materials for producing feeds for cattle, poultry and aquaculture sector
52 Hoa Phat Dong Nai Feeds Company Limited	Dong Nai	84.5357%	100%	Producing and processing feeds for cattle, poultry, and aquaculture sector
53 Hoa Phat Phu Tho Animal Feed Company Limited	Phu Tho	84.5357%	100%	Producing animal feed
54 Hoa Phat Phu Tho Poultry One Member Limited Liability Company	Phu Tho	84.5357%	100%	Raising poultry
55 Hoa Tan Development of Livestock Joint Stock Company (iv)	Hung Yen	84.4406%	99.9000%	Raising pigs and producing breeding pigs
56 Hai Ninh Livestock Development Joint Stock Company (iv)	Lam Dong	84.5195%	99.9933%	Raising pigs and producing breeding pigs
57 Hoa Phat Urban Development and Construction Joint Stock Company	Hanoi	99.9504%	99.9692%	Civil and industrial construction; development of real estate for sales and lease, leasing houses and offices, investing in and building technical infrastructure
58 Hoa Phat Hung Yen Industrial Parks Infrastructure Development Company Limited	Hung Yen	99.9504%	100%	Civil and industrial construction, freehold or leasehold real estate trading, workshop and office leasing, integrated investment and construction of infrastructure
59 Ly Thuong Kiet Industrial Park Infrastructure Development Joint Stock Company	Hung Yen	99.8504%	99.9000%	Civil and industrial construction, freehold or leasehold real estate trading, workshop and office leasing, integrated investment and construction of infrastructure
60 Hoang Dieu Industrial Park Infrastructure Development Joint Stock Company	Hai Phong	99.3681%	99.4175%	Civil and industrial construction, freehold or leasehold real estate trading, workshop and office leasing, integrated investment and construction of infrastructure
61 Golden Gain Vietnam Joint Stock Company	Hanoi	99.9404%	99.9900%	Real estate trading

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HOA PHAT GROUP JOINT STOCK COMPANY
NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

No. Subsidiary	Place of incorporation and operation	Proportion of ownership interest (%) (*)	Proportion of voting right (%) (*)	Main business
62 Hoa Mac Industrial Park Development Management Company Limited	Ninh Binh	99.9504%	100%	Civil and industrial construction, freehold or leasehold real estate trading, workshop and office leasing, integrated investment and construction of infrastructure
63 Hanoi Investment and Services Joint Stock Company	Hanoi	95.2104%	95.2672%	Sports and entertainment activities including tennis, badminton, billiards, swimming, body building, games and real estate trading
64 Hanoi Security Services Joint Stock Company	Hanoi	95.2104%	100%	Security services
65 Hanoi Business Trading and Service Joint Stock Company	Hanoi	99.8404%	99.9000%	Goods transport by automobiles, inter-provincial passenger transport by automobiles, machinery and equipment repair, domestic travel, petrol and oil trading agency, transport agency services and automobiles keeping services, office, warehouse and storage yard services and real estate trading
66 Hoa Phat Yen My Urban Development Joint Stock Company	Hung Yen	99.8504%	99.9000%	Trading of real estate, land use rights of land owners, land users or land lessees
67 Dong Phuc Industrial Park Infrastructure Development Joint Stock Company	Bac Ninh	99.9038%	99.9534%	Trading of real estate, land use rights of land owners, land users or land lessees
68 Hoa Phat Saigon Real Estate Development Joint Stock Company	Ho Chi Minh City	99.8812%	99.9000%	Trading of real estate, land use rights of land owners, land users or land lessees
69 Hoa Phat Hanoi Real Estate Development Joint Stock Company	Hanoi	99.9448%	99.9636%	Trading of real estate, land use rights of land owners, land users or land lessees
70 Phu Tho New Urban Development Joint Stock Company	Phu Tho	64.9555%	65%	Trading of real estate, land use rights of land owners, land users or land lessees
71 New City Development Investment Company Limited	Ho Chi Minh City	99.9811%	100%	Trading of real estate, land use rights of land owners, land users or land lessees
72 No. 6 Industrial Park Infrastructure Development Joint Stock Company	Hung Yen	99.8504%	99.9000%	Trading of real estate, land use rights of land owners, land users or land lessees.
73 Thanh Mien Industrial Park Infrastructure Development Joint Stock Company	Hai Duong	79.9603%	80%	Trading of real estate, land use rights of land owners, land users or land lessees.
74 Thang Long Erection Investment Joint Stock Company (formerly Long Viet Construction Joint Stock Company)	Hanoi	99.7812%	99.8000%	Civil engineering, industrial construction
75 Hung Long Civil and Industrial Construction Joint Stock Company (iv)	Hung Yen	99.6814%	99.9000%	Other civil engineering construction
76 Hoa Phat Construction Materials Processing and Production Joint Stock Company (iv)	Thai Nguyen	59.8687%	60.0000%	Manufacture of other non-metallic mineral products not elsewhere classified

No. Subsidiary

No. Subsidiary	Place of incorporation and operation		Proportion of ownership and interest (%) (*)		Proportion of voting right (%) (*)		Main business
77	Hoa Phat Ha Nam Home Appliances Joint Stock Company	Ninh Binh	99.8596%	99.9429%			Investment, production, and trading of electrical home appliances
78	Hoa Phat Refrigeration Engineering Company Limited	Hung Yen	99.8168%	99.9000%			Producing and trading various kind of refrigerant equipment
79	Hoa Phat Phu My Refrigeration Joint Stock Company	Ho Chi Minh City	99.7169%	99.9000%			Producing freezers and fridges

Associates

- 1 Song Hong Future Group Joint Stock Company (v) Hanoi 15% (v) Trading of real estate, land use rights of land owners, land users or land lessees
- (i) On 09 April 2026, the Company's Board of Directors approved Resolution No. 05/NQHP-2026 on the additional capital contribution of VND 4,750,000,000 to Hoa Phat Iron and Steel Joint Stock Company; the capital contribution is scheduled to be completed no later than 31 December 2026. As at 30 June 2026, the Company had contributed VND 3,566,000,000 via bank transfer. Accordingly, the Company's proportion of ownership interest and voting rights in Hoa Phat Iron and Steel Joint Stock Company changed from 99.9989% to 99.9990%.
- (ii) On 22 June 2026, the Company's Board of Directors approved Resolution No. 09/NQHP-2026 on the additional capital contribution of VND 50,000,000 to Hoa Phat Steel Products Joint Stock Company. As at 30 June 2026, the Company had fully contributed the aforementioned capital via bank transfer. Accordingly, the Company's proportion of ownership interest and voting rights in Hoa Phat Steel Products Joint Stock Company changed from 99.996023% to 99.996045%.
- (iii) Hoa Phat Agriculture Development Joint Stock Company ("HPA") completed its initial public offering (IPO) and became a public company on 08 January 2026. The total number of shares successfully offered was 30,000,000 shares, equivalent to a value of VND 300,000,000 in par value. The Company did not purchase additional HPA shares in this offering. On 12 January 2026, the Company's Board of Directors approved Resolution No. 02/NQHP-2026 on the transfer of shares in Hoa Phat Agriculture Development Joint Stock Company. The total number of transferred shares was 1,321,162 shares, equivalent to VND 13,211,620,000 in par value. On 16 January 2026, the Company completed the aforementioned transfer. Accordingly, the Company's proportion of ownership interest and voting rights in Hoa Phat Agriculture Development Joint Stock Company changed from 94.9992% to 84.5357%.
- (iv) These companies were established through capital contributions during the period in accordance with the Resolutions of the Board of Directors and the Resolutions of the Board of Members of the Group's subsidiaries during the period.
- (v) As at 30 June 2026, the Group has significant influence over the associate through its representatives on the Board of Directors and the right to participate in the policy-making process.
- (*) The proportion of voting rights and proportion of ownership interest include both direct and indirect holdings of the Group.

Transfer of shares in My Hao Urban Development Joint Stock Company

During the period, Hoa Phat Urban Development and Construction Joint Stock Company, a subsidiary of the Group, transferred its entire 49,950,000 shares, representing 99.9% of the charter capital in My Hao Urban Development Joint Stock Company. As at 30 June 2026, My Hao Urban Development Joint Stock Company is no longer a subsidiary of the Group.

Transfer of shares in Green Urban Area Development Joint Stock Company

During the period, Hoa Phat Real Estate Development Joint Stock Company, a subsidiary of the Group, transferred its entire 367,500,000 shares, representing 70% of the charter capital in Green Urban Area Development Joint Stock Company. As at 30 June 2026, Green Urban Area Development Joint Stock Company is no longer a subsidiary of the Group.

Capital contribution to Song Hong Future Group Joint Stock Company

According to the Minutes of the General Meeting of Shareholders No. 03/2026/BB-DHĐCĐ dated 2 February 2026 of Hoa Phat Real Estate Development Joint Stock Company, a subsidiary of the Group, the Company resolved to purchase 138,000,000 shares in Song Hong Future Group Joint Stock Company for a total amount of VND 1,380,000,000,000.

According to the Minutes of the General Meeting of Shareholders No. 09/2026/BB-DHĐCĐ dated 8 June 2026 of Hoa Phat Real Estate Development Joint Stock Company, a subsidiary of the Group, the Company further resolved to purchase 54,000,000 additionally issued shares in Song Hong Future Group Joint Stock Company for a total amount of VND 540,000,000,000.

As at 30 June 2026, Hoa Phat Real Estate Development Joint Stock Company owned shares with a total par value of VND 1,920,000,000,000, representing 15% of the charter capital of Song Hong Future Group Joint Stock Company.

Disclosure of information comparability in the interim consolidated financial statements

Corresponding figures in the interim consolidated statement of financial position and the corresponding notes are the figures of the audited consolidated financial statements for the year ended 31 December 2025, with certain reclassifications made as disclosed in Note 44.

Corresponding figures in the interim consolidated income statement, interim consolidated cash flow statement and the corresponding notes are the figures of the reviewed interim consolidated financial statements for the 6-month period ended 30 June 2025.

2. ACCOUNTING CONVENTION AND ACCOUNTING PERIOD

Accounting convention

The accompanying interim consolidated financial statements, expressed in Vietnamese Dong (VND), are prepared under the historical cost convention and in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to interim consolidated financial reporting.

The accompanying interim consolidated financial statements are prepared based on consolidation of interim separate financial statements of the Company and its subsidiaries' interim financial statements.

The accompanying interim consolidated financial statements are not intended to present the consolidated financial position, consolidated results of operations and consolidated cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdictions other than Vietnam.

Accounting period

The Group's financial year begins on 01 January and ends on 31 December.

These interim consolidated financial statements are prepared for the 6-month period ended 30 June 2026.

3. ADOPTION OF NEW ACCOUNTING GUIDANCE

New guidance on the accounting regime for enterprises

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the corporate accounting regime ("Circular 99"). This circular is effective from 1 January 2026 and applies for financial years beginning on or after 1 January 2026. Circular 99 supersedes Circular No. 200/2014/TT-BTC issued by the Ministry of Finance on 22 December 2014 providing guidance on the corporate accounting regime, and the circulars amending and supplementing Circular 200, excluding contents relating to accounting for equitisation of State-owned enterprises, and circulars amending and supplementing Circular 200.

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 dated 22 December 2014 of the Ministry of Finance, which provides guidance on the preparation and presentation of consolidated financial statements. Circular 43 is effective from the date of issuance and applies to the preparation and presentation of consolidated financial statements for financial years beginning on or after 1 January 2026.

The Group has adopted the changes in accounting guidance prescribed by Circular 99 and Circular 43 for financial period beginning on 1 January 2026 on a prospective basis. Certain corresponding figures have been reclassified to conform with the presentation requirements of Circular 99 and Circular 43, as disclosed in Note 44.

The adoption of these changes has not had any material impact on the disclosures or on amounts reported in these interim consolidated financial statements.



4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies, which have been adopted by the Group in the preparation of these interim consolidated financial statements, are as follows:

Estimates

The preparation of interim consolidated financial statements in conformity with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to interim consolidated financial reporting requires the Board of Management to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the interim consolidated financial statements and the reported amounts of revenues and expenses during the reporting period. Although these accounting estimates are based on the Board of Management's best knowledge, actual results may differ from those estimates.

Basis of consolidation

The interim consolidated financial statements incorporate the interim separate financial statements of the Company and the interim financial statements of enterprises controlled by the Company (its subsidiaries) for the 6-month period ended 30 June 2026. Control is achieved where the Group has the power to govern the financial and operating policies of an investee so as to obtain benefits from its activities.

The results of subsidiaries acquired or disposed of during the period are included in the interim consolidated income statement from the effective date of acquisition or up to the effective date of disposal, as appropriate.

Where necessary, adjustments are made to the financial statements of subsidiaries to bring the accounting policies used in line with those used by the Company.

Intragroup transactions and balances are eliminated in full on consolidation.

Non-controlling interests consist of the amount of those non-controlling interests at the date of the original business combination and the non-controlling interests' share of changes in equity since the date of the combination. Losses in subsidiaries are respectively attributed to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

Goodwill

Goodwill represents the excess of the cost of acquisition over the Group's interest in the net fair value of the identifiable assets, liabilities and contingent liabilities of a subsidiary, associate or jointly controlled entity at the date of acquisition. Goodwill is amortised on the straight-line basis over its estimated period of benefit of 10 years.

Goodwill arising on the acquisition of subsidiaries is presented separately as an asset in the interim consolidated statement of financial position.

On disposal of a subsidiary, an associate or a jointly controlled entity, the attributable amount of unamortised goodwill is included in the determination of the profit or loss on disposal.

Investments in associates

An associate is an entity over which the Company has significant influence and that is neither a subsidiary nor an interest in joint venture. Significant influence is the power to participate in the financial and operating policy decisions of the investee but not control or joint control over those policies.

Investment in an associate is accounted for using the equity method from the date on which the investee becomes an associate. On acquisition of the investment in an associate, any excess of the cost of the investment over the Company's share of the fair value of the associate's identifiable net assets is recognised as goodwill and is included in the carrying amount of the investment. Any excess of the Company's share of the fair value of the associate's identifiable net assets over the cost of the investment, after reassessment, is recognised immediately in the consolidated income statement in the period in which the investment is acquired.

The results of operations, assets and liabilities of associates are incorporated in the consolidated financial statements using the equity method. Under the equity method, an investment in an associate is initially recognised in the consolidated statement of financial position at cost and subsequently adjusted for changes in the Company's share of the net assets of the associate after the date of acquisition. The consolidated income statement reflects the Company's share of the results of operations of the associate. Losses of an associate in excess of the Company's interest in that associate are not recognised, except to the extent that the Company has incurred legal or constructive obligations or has made payments on behalf of the associate to settle obligations for which the Company has guaranteed or committed to provide support, in such cases, the Company undertakes to absorb losses of the associate or allows the associate not to reimburse/indemnify the Company for the liabilities settled on its behalf. If the associate subsequently reports profits, the Company resumes recognizing its share of those profits only after its share of the profits equals the share of losses not previously recognised.

When group entities enter into transactions (upstream or downstream) with an associate, any resulting gains or losses from such transactions are adjusted in accordance with applicable accounting regulations.

Cash and cash equivalent

Cash and cash equivalents comprise cash on hand, demand deposits, cash in transit and short-term, highly liquid investments (not exceeding 3 months) that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value and are not restricted in use.

Financial investments

Held-to-maturity investments

Held-to-maturity investments are investments that the Group has the intention and ability to hold to maturity. Held-to-maturity investments include term deposits at banks held to maturity to earn periodic interest.

Held-to-maturity investments are initially recognized at cost. Subsequent to initial recognition, interest received at maturity or periodically is recognised as an increase in held-to-maturity investments and finance income in the relevant interest periods. Accrued interest is recognized as an increase in the cost of held-to-maturity investments and is deducted when the Group actually receives this interest.

Held-to-maturity investments are measured at cost less provision for held-to-maturity investments.

Provision for held-to-maturity investments is recognised when there is any indication or objective evidence that part or all of the Group's held-to-maturity investments may not be recoverable.

Receivables

Receivables represent the amounts recoverable from customers or other debtors and are stated at book value less provision for doubtful debts.

Provision for doubtful debts is made for receivables that are overdue, or when the debtor is in dissolution, in bankruptcy, or is experiencing similar difficulties and so may be unable to repay the debt.

Inventories

Inventories are stated at the lower of cost and net realisable value. Cost comprises:

- For manufacturing activities: direct materials and where applicable, direct labour costs and those overheads that have been incurred in bringing the inventories to their present location and condition.
- For trading activities: cost of purchases and other directly attributable expenses.
- For real estate inventories: land clearance and compensation costs, construction costs, borrowing costs, other direct costs and relevant overheads incurred during the development and construction of the projects.

The Group determines the cost of inventories issued on a per-transaction basis for accounting inventory.

Cost is calculated using the weighted average method. Net realisable value represents the estimated selling price less all estimated costs to completion and estimated costs necessary to make the sale.

The evaluation of necessary provision for inventory obsolescence follows current prevailing accounting regulations which allow provisions to be made for obsolete, damaged, or sub-standard inventories and for those which have costs higher than net realisable values as at the date of the interim consolidated financial statements.

Biological assets

Bearer animals

Immature period

Bearer animals that have not yet reached maturity are measured at the lower of cost and net realisable value. The cost of biological assets includes purchase costs and costs directly attributable to the care and raising of these assets.

Mature period

Biological assets in the form of bearer animal that have reached maturity are presented at cost less accumulated depreciation. The cost of biological assets includes purchase costs, care and raising costs, and all other costs directly attributable to bringing these assets to their mature condition.

Bearer animals that have reached maturity are depreciated using the straight-line method over their estimated useful lives (2 to 4 years for breeding pigs and 12 months for breeding chickens).

When parent biological assets begin to produce agricultural produce or give birth to other biological assets: The cost of newly generated biological assets (such as chicken eggs) comprises the portion of care and rearing costs incurred during the period attributable to such newly generated biological assets and the depreciation of the parent biological assets.

During the period, care and rearing costs incurred in respect of parent biological assets and newly generated biological assets are accumulated and allocated to each respective group of biological assets. For parent biological assets that are in the maturation stage, such costs are allocated between the parent biological assets and the newly generated biological assets based on the characteristics and nature of, as well as the management requirements and the manner in which economic benefits are expected to be recovered from, each type of biological asset.

Other biological assets

Other biological assets include consumable animals, seasonal crops and consumable crops. These assets are measured at the lower of cost and net realisable value. The cost of biological assets includes purchase costs and costs directly attributable to the care and raising or cultivation of these assets.

Net realisable value is determined as the estimated selling price less the estimated costs of completion and the estimated costs necessary to sell the biological assets.

Provision for impairment of biological assets is recognised when there is any indication or objective evidence that these assets are impaired or that their net realisable value is lower than their cost at the end of the financial period.

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost, accumulated depreciation and net book value.

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

The cost of self-constructed tangible fixed assets includes construction costs, actual production costs incurred, installation and trial-run costs, and other directly attributable costs required to bring the assets to the location and condition necessary for their intended use by the Group.

The cost of perennial crops cultivated for periodic yield comprises all actual expenditures incurred by the Group for the purchase, care, and cultivation of such plantations from the time the asset is initially established until it reaches maturity, together with other directly attributable costs.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives as follows:

	Years
Buildings and structures	05 – 50
Machinery and equipment	02 – 25
Motor vehicles and transmission equipment	02 – 30
Office equipment	02 – 12
Perennial plants	03 – 05
Others	02 – 12

Loss or gain resulting from sales and disposals of tangible fixed assets is the difference between the net proceeds from sales or disposals of assets and their carrying amount and is recognized in the interim consolidated income statement.

Intangible assets and amortization

Intangible assets represent land use rights and computer software which are stated at cost, accumulated amortisation and net book value.

The costs of intangible assets comprise all expenditures incurred by the Group to acquire such assets up to the point at which the asset is in a condition capable of operating in the manner intended by management.

The costs of land use rights is amortized using the straight-line method over their lease term.

Intangible assets are amortised using the straight-line method over their estimated useful lives as follows:

	Years
Land use rights	10 – 50
Computer software	03 – 08
Others	10 – 15

Investment properties

Investment properties are composed of land use rights and buildings held by the Group to earn rentals. Investment properties held to earn rentals are stated at cost less accumulated depreciation. The costs of purchased investment properties comprise their purchase prices and any directly attributable expenditures, such as professional fees for legal services, property transfer taxes and other related transaction costs. The costs of self-constructed investment properties are the finally accounted construction or directly attributable costs of the properties.

Indefinite land use rights are not depreciated. Building held to earn rentals are depreciated using the straight-line method over their estimated useful lives from 3 - 49 years.

Leasing

The Group as lessor

Rental income from operating leases is recognised on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are charged to the interim consolidated income statement using straight-line method over the lease term.

The Group as lessee

Leases where substantially all the rewards and risks of ownership of assets remain with the leasing company are accounted for as operating leases. Rentals payable under operating leases are charged to the interim consolidated income statement on a straight-line basis over the term of the relevant lease. Benefits received and receivable as an incentive to enter into an operating lease are also spread on a straight-line basis over the lease term.

Construction in progress

Properties in the course of construction for production, rental or administrative purposes, or for other purposes, are carried at cost including costs that are necessary to form the assets in accordance with the Group's accounting policy. Depreciation of these assets, on the same basis as other assets, commences when the assets are ready for their intended use.

Deferred expenses

Deferred expenses are actual expenses which have already been incurred but relate to results of operations of multiple accounting periods. Deferred expenses include costs of tools and supplies issued for consumption, prepaid land rental cost, site clearance cost, asset repair expenses and other deferred expenses.

Tools and supplies issued for consumption include assets held by the Group in the normal course of business, which are labour materials that do not satisfy requirements pertaining to value and use time prescribed in regulations for fixed assets. The cost of tools and supplies is charged to the interim consolidated income statement on a straight-line basis in accordance with the current prevailing regulations.

Prepaid land rental costs represent rentals that have been paid in advance, including those for which the Group has obtained land use right certificates but are not qualified as intangible assets under prevailing accounting regulations, and other costs incurred in conjunction with securing the use of leased land. These costs are recognized in the interim consolidated income statement on a straight-line basis over the lease term.

Site clearance expenses represent compensation and clearance fee paid by the Group. These expenses are initially stated at cost and charged to the interim consolidated income statement on a straight-line basis over the land lease term.

Asset repair expenses and other deferred expenses are expected to provide future economic benefits to the Group. These expenditures have been capitalised as long-term deferred expenses, and are allocated to the interim consolidated income statement using the straight-line method in accordance with the current prevailing regulations.

Trade payables

Trade payables represent liabilities arising from the purchase of goods, services or assets from suppliers in the ordinary course of the Group's business. Trade payables are stated at historical cost.

Dividends and profit payable

Dividends and profit payable represent dividends or profit payable to shareholders. Dividends payable are recognised when the Group no longer has the right to avoid the obligation to make such dividends distributions to shareholders in accordance with applicable laws and regulations.

Accrued expenses

Accrued expenses include borrowing costs, payables for goods and services received from suppliers or already provided to customers during the reporting period but not yet paid due to the absence of sufficient supporting documentation, and are recognised in the consolidated income statement in the accounting period.

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 the Group will be required to settle that obligation and a reliable estimate can be made of the amount of the obligation.

Provisions are measured at the Board of Management's best estimate of the expenditure required to settle the obligation as at the end of accounting period, including: provision for product and goods warranties, provision for infrastructure maintenance costs, and provision for environmental restoration costs.

Unearned revenue

Unearned revenue is the amounts received in advance relating to one or multiple accounting periods for goods or services not yet provided or transferred. The Group recognises Unearned revenue in proportion to its obligations that the Group will have to fulfill in the future. When the revenue recognition conditions are satisfied, unearned revenue will be recognised in the interim consolidated income statement for the period corresponding to the portion that meets the revenue recognition conditions.

Borrowings

Borrowings are recognised at cost, being the proceeds received net of directly attributable costs incurred in connection with the borrowings.

Borrowing costs

Borrowing costs are recognised in profit or loss in the period in which they are incurred, except for borrowing costs that are capitalised in accordance with Vietnamese Accounting Standard No. 16 "Borrowing Costs". Accordingly, borrowing costs directly attributable to the construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are capitalized as part of the cost of those assets, until such time as the assets are substantially ready for their intended use or sale.

Equity

Ordinary shares

Ordinary shares with voting rights are recognised at par value. Shares issued to increase charter capital or shareholders' contributed capital are recognised based on the actual proceeds received corresponding to the par value of successfully issued shares.

Share premium

Share premium represents the difference between the par value and the issuance price of ordinary shares, net of costs directly attributable to the share issuance.

Other owner's capital

Other owner's capital represents the value of shares issued for dividend payments or profit distribution to shareholders that had not yet been reflected in the amended Enterprise Registration Certificate as at the end of the reporting period.

Profit distribution

Net profit after corporate income tax may be distributed to shareholders upon approval by the General Meeting of Shareholders and after appropriations to reserves in accordance with the Group's Charter and the regulations of Vietnamese law.

The Group distributes its net profit after corporate income tax based on the proposal of the Board of Directors and the approval of the shareholders at the Annual General Meeting of Shareholders.

Bonus and welfare fund

Bonus and welfare fund is deducted from the profit after corporate income tax of the Group to be used for rewarding and encouraging physical benefits, serving the needs of the public, improving and enhancing mental and physical life of employees as approved by the General Director (or a person authorized by the General Director) in accordance with the authority delegated by the Group's Annual General Meeting of Shareholders. The appropriation and use of the bonus and welfare fund must comply with current prevailing accounting and financial regulations.

Investment and development fund

Investment and development fund is deducted from profits after corporate income tax of the Group to be used to invest in expanding the scale of production, business or in-depth investment of the enterprise. The appropriation and use of the investment and development fund are carried out in accordance with the Resolution of the General Meeting of Shareholders and applicable regulations.

Foreign currencies

Transactions arising in foreign currencies are translated at exchange rates ruling at the transaction date. The balances of monetary items denominated in foreign currencies as at the date of interim consolidated statement of financial position are retranslated at the average bank transfer buying and selling exchange rates of commercial bank where the Group usually transacts on the same date, except for demand deposits denominated in foreign currencies, which are translated at the average bank transfer buying and selling exchange rates quoted by the commercial bank where the Group maintains such deposit accounts. Exchange differences arising from the translation of these accounts are recognised in the interim consolidated income statement.

Revenue and other income recognition

Revenue from the sale of goods

Revenue from the sale of goods is recognized when all five (5) following conditions are satisfied:

- (a) the Group has transferred to the buyer the significant risks and rewards of ownership of the goods;
- (b) the Group retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- (c) the amount of revenue can be measured reliably;
- (d) it is probable that the economic benefits associated with the transaction will flow to the Group; and
- (e) the costs incurred or to be incurred in respect of the transaction can be measured reliably.

Revenue from services rendered

Revenue of a transaction involving the rendering of services is recognized when the outcome of such transactions can be measured reliably. Where a transaction involving the rendering of services is attributable to several periods, revenue is recognized in each period by reference to the percentage of completion of the transaction at the date of interim consolidated statement of financial position of that period. The outcome of a transaction can be measured reliably when all four (4) following conditions are satisfied:

- (a) the amount of revenue can be measured reliably;
- (b) it is probable that the economic benefits associated with the transaction will flow to the Group;
- (c) the percentage of completion of the transaction at the date of interim consolidated statement of financial position can be measured reliably; and
- (d) the costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Revenue from real estate

Revenue from the sale of real estate is recognised when all five (5) following conditions are satisfied:

- (a) the real estate has been completed and transferred to the buyer, the Group has transferred to the buyer the significant risks and rewards of ownership of the real estate;
- (b) the Group retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the real estate sold;
- (c) the amount of revenue can be measured reliably;
- (d) the economic benefits associated with the transaction flowed or will flow to the Group; and
- (e) the costs incurred or to be incurred in respect of the transaction can be measured reliably.

Where the leasing of assets involves rental received in advance for multiple periods, revenue is recognised by allocating the advance rental payment in accordance with the lease term. Where a contract contains multiple components (sale, lease, etc.), revenue is recognised for each respective component based on the contractual terms and conditions regarding the lease term and lease conditions.

Interest income from deposits and investments

Interest income is accrued on a time basis, by reference to the principal outstanding and at the applicable interest rate.

Dividend income from investments is recognised when the Group's right to receive payment has been established.

Other income

Other income comprises income from non-recurring activities that are not part of the Group's ordinary revenue-generating activities.

Sales deductions

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

Sales deductions incurred in the same period of the related revenue from sales of products, goods and rendering of services are recorded as a deduction from the revenue of that period. In case that sales deductions for sales of products, goods or rendering of services sold in the period incurred after the end of the reporting period but before the issuance of the interim consolidated financial statements, the Group recorded as revenue deductions for the period.

Cost of sales and services rendered

Cost of sales and services rendered comprises the cost of products, merchandise sold and services rendered during the period and is recorded in line with the related revenue recognised during the period, in which:

Cost of industrial park real estate sold after infrastructure development comprises:

- Land clearance, compensation and resettlement costs;
- Construction and equipment costs; and
- Management costs and other general costs incurred during the development of the land and infrastructure, as well as future costs of the project.

Selling expenses

Selling expenses are expenses incurred that are directly related to the sale of products, merchandise and the rendering of services by the Group and are recognised as expenses in the period on an accrual basis.

General and administrative expenses

General and administrative expenses are expenses incurred in connection with the general administrative activities of the Group, which are not directly attributable to sales or production activities, and are recognised as expenses in the period on an accrual basis.

Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable includes current corporate income tax expenses in accordance with the Corporate Income Tax Law. The tax currently payable is based on taxable profit for the period. Taxable profit differs from profit before tax as reported in the interim consolidated income statement because it excludes items of income or expense that are taxable or deductible in other years (including loss carried forward, if any) and it further excludes items that are never taxable or deductible.

Deferred tax is recognised on temporary differences between the carrying amounts of assets and liabilities in the interim consolidated financial statements and the corresponding tax bases used in the computation of taxable profit. Deferred tax liabilities are recognised for all taxable temporary differences. Deferred tax assets are recognised only to the extent that it is probable that the Group will have future taxable profit against which the deductible temporary differences can be utilised.

Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset realised. Deferred tax is charged or credited to profit or loss, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same tax authority and the Group intends to settle its current tax assets and liabilities on a net basis.

The determination of the tax currently payable is based on the current interpretation of tax regulations. However, these regulations are subject to periodic variation and their ultimate determination depends on the results of the tax authorities' examinations.

Other taxes are paid in accordance with the prevailing tax laws in Vietnam.

5. CASH AND CASH EQUIVALENTS

	Closing balance VND	Opening balance (Reclassified) VND
Cash on hand	13,750,834,619	12,571,583,178
Bank demand deposits	2,207,596,226,304	4,589,476,066,960
- Bank no. 01	574,365,750,742	1,154,530,678,375
- Bank no. 02	504,605,102,145	789,826,820,373
- Bank no. 03	479,028,276,889	1,214,775,029,181
- Other banks	649,597,096,528	1,430,343,539,031
Cash in transit	7,731,000	-
Cash equivalents (i)	7,560,702,568,986	3,723,055,692,759
	9,782,057,360,909	8,325,103,342,897

- (i) Represent term deposits in VND at commercial bank with original maturities not exceeding 3 months and interest rates from 3.2% per annum to 6.8% per annum (31 December 2025: 3.5% per annum to 4.75% per annum).

HOA PHAT GROUP JOINT STOCK COMPANY
NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

6. FINANCIAL INVESTMENTS

a. Held-to-maturity investments

	Closing balance			Opening balance (Reclassified)		
	VND			VND		
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
Held-to-maturity investments						
a. Short-term	27,473,893,817,143	27,473,893,817,143	-	19,878,070,385,808	19,878,070,385,808	-
- Term deposits (i)	27,473,893,817,143	27,473,893,817,143	-	19,878,070,385,808	19,878,070,385,808	-
b. Long-term	-	-	-	2,266,905,142,467	2,266,905,142,467	-
- Term deposits	-	-	-	2,266,905,142,467	2,266,905,142,467	-

(i) Represent term deposits in VND at commercial bank with original maturities of more than three months and remaining maturity of less than 12 with interest rates from 3.4% to 9.4% per year (as at 31 December 2025: from 4.1% to 8.5% per year).

As at 30 June 2026, a part of term deposits with carrying amount of VND 8,294 billion is pledged to secure banking facilities granted to the Group (as at 31 December 2025: VND 6,809 billion) (Note 25).

b. Investments in associates

Investment in associates represents the investment in Song Hong Future Group Joint Stock Company with an amount of VND 1,920,000,000,000, representing 15% of its charter capital. As at 30 June 2026, the Group has significant influence over the company through its representatives on the Board of Directors and the right to participate in the policy-making process.

7. SHORT-TERM TRADE RECEIVABLES

	Closing balance		Opening balance	
	VND		VND	
	Carrying amount	Provision	Carrying amount	Provision
Cargill Vietnam Company Limited	1,244,658,406,783	-	-	-
Minh Phu - Hai Duong Steel Joint Stock Company	1,263,310,977,688	-	1,641,168,856,041	-
Minh Phu Steel Joint Stock Company	390,215,381,128	-	679,338,510,356	-
Nam Hung Metal Joint Stock Company	271,316,281,632	-	592,625,072,479	-
Hoa Sen Group	495,317,734,032	-	617,303,504,796	-
Others	9,204,988,758,697	62,426,447,812	7,442,068,013,570	62,378,759,949
	12,869,807,539,960	62,426,447,812	10,972,503,957,242	62,378,759,949

As at 30 June 2026, a part of receivables with carrying amount of VND 917 billion (including intercompany receivables and third-party receivables) is pledged to secure banking facilities granted to the Group (as at 31 December 2025: VND 860 billion) (Note 25).

8. ADVANCES TO SUPPLIERS

	Closing balance		Opening balance	
	VND		VND	
	Carrying amount	Provision	Carrying amount	Provision
a. Short-term				
Viet-Trung Mining and Metallurgy Co., LTD	580,649,209,200	-	-	-
Empiric Trading - FZCO	295,407,870,000	-	-	-
Primetals Technologies USA LLC	-	-	108,431,846,250	-
Primetals Techno Austria	-	-	107,282,074,420	-
Cisdi Engineering Co., Ltd	-	-	216,555,900,000	-
Others	2,486,831,953,265	70,169,938,863	1,445,814,215,268	70,169,938,863
	3,362,889,032,465	70,169,938,863	1,878,084,035,938	70,169,938,863
b. Long-term				
Danieli S.P.A	18,535,874,400	-	18,535,874,400	-
Others	16,854,098,134	-	22,872,562,029	-
	35,389,972,534	-	41,408,436,429	-

9. OTHER RECEIVABLES

	Closing balance		Opening balance	
	Carrying amount	VND Provision	Carrying amount	VND Provision
a. Current				
Compensation for site clearance (i)	671,738,876,009	-	301,419,886,866	-
Short-term deposits	854,388,315,943	-	1,218,633,622,083	-
Prepaid Import tax	97,380,872,523	-	74,618,441,189	-
Others	309,642,878,261	-	286,105,431,722	-
	1,933,150,942,736	-	1,880,777,381,860	-
b. Non-current				
Long-term deposits	507,205,522,415	-	248,919,079,879	-
Receivable under the joint venture cooperation agreement (ii)	1,600,000,000,000	-	-	-
	2,107,205,522,415	-	248,919,079,879	-

- (i) This amount represents compensation support paid to local residents in connection with land acquisition for the implementation of Urban Area and Industrial Park projects, in accordance with the compensation plans approved by the competent State authorities where the land was recovered.
- (ii) Represents the amount transferred in relation to Joint Venture Agreement No. 02/2026/TTLD dated 8 May 2026 on the cooperation in implementing the Investment Project for the Construction of Red River Landscape Boulevard under the Public-Private Partnership (PPP) method, Build - Transfer (BT) contract type.

10. INVENTORIES

	Closing balance		Opening balance	
	Cost	VND Provision	Cost	VND Provision
Goods in transit	10,680,792,611,686	-	10,799,531,492,382	-
Raw materials	25,296,587,136,594	(34,685,248,178)	23,141,938,442,387	(10,202,216,991)
Tools and supplies	1,758,141,091,700	(9,455,315,472)	1,453,967,730,329	(7,677,846,763)
Work in progress	1,663,037,407,918	(1,001,317,200)	3,190,044,696,451	(741,618,881)
Products	14,415,261,781,677	(5,757,148,527)	11,960,892,820,277	(19,858,231,144)
Merchandise	1,093,173,558,246	(24,642,299,588)	643,458,234,002	(19,765,010,859)
Goods on consignment	776,424,829,460	-	999,179,377,692	-
	55,683,418,417,281	(75,541,328,965)	52,189,012,793,520	(58,244,924,638)

During the period, the Group has made provision of devaluation inventory with an amount of VND 17,296,404,327 (During the prior period, the Group had reversed provision of VND 54,214,748,624) due to changes in the value of slow-moving inventories during the period and the change in the net realizable value of inventories as at 30 June 2026 compared to the net realizable value when calculating the provision at the beginning of the period.

As at 30 June 2026, a part of inventory with carrying amount of VND 25,757 billion is pledged to secure banking facilities granted to the Group (as at 31 December 2025: VND 21,394 billion).

11. DEFERRED EXPENSES

	Closing balance	Opening balance
	VND	VND
a. Short-term		
Tools and supplies issued for consumption	98,089,236,006	92,540,288,111
Assets repair expenses	380,257,668,984	217,266,268,738
Other deferred expenses	268,956,109,955	183,621,468,390
	747,303,014,945	493,428,025,239
b. Long-term		
Prepaid land rental costs (i)	3,026,021,651,210	3,065,900,353,852
Assets repair expenses	1,305,909,151,921	1,254,793,737,746
Site clearance costs	1,296,431,405,389	1,272,584,265,566
Tools and supplies issued for consumption	242,975,386,214	176,838,877,053
Other deferred expenses	210,225,160,594	210,621,795,544
	6,081,562,755,328	5,980,739,029,761

- (i) As at 30 June 2026, certain prepaid land rental rights with net book value of VND 545 billion are pledged to secure banking facilities granted to the Group (as at 31 December 2025: VND 685 billion).

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

12. INCREASES, DECREASES IN TANGIBLE FIXED ASSETS

	Buildings and structures	Machinery and equipment	Office equipment	Motor vehicles and transmission equipment	Perennial plants	Others	Total
	VND	VND	VND	VND	VND	VND	VND
COST							
Opening balance	60,531,128,459,194	116,647,651,888,639	463,354,767,467	4,365,321,222,903	1,390,353,270	95,439,910,495	182,104,286,601,968
Additions	1,791,690,881	126,438,864,572	9,386,006,257	14,566,477,466	-	5,101,647,779	157,284,686,955
Transfer from construction in progress	815,873,453,769	3,741,911,159,333	29,458,735,442	77,798,813,693	-	85,000,000	4,665,127,162,237
Disposals	(5,796,232,170)	(74,132,559,208)	(1,192,753,238)	(22,597,133,272)	-	-	(103,718,677,888)
Written off	(872,362,629)	(31,165,579)	(593,911,364)	-	-	-	(1,497,439,572)
Reclassification	2,102,560,155	(2,102,560,155)	-	-	-	-	-
Others	-	(2,320,513,530)	-	(1,053,815,323)	-	-	(3,374,328,853)
Closing balance	61,344,227,569,200	120,437,415,114,072	500,412,844,564	4,434,035,565,467	1,390,353,270	100,626,558,274	186,818,108,004,847
ACCUMULATED DEPRECIATION							
Opening balance	11,578,402,909,934	34,720,167,756,378	274,932,118,341	2,145,694,427,888	427,476,380	44,793,168,720	48,764,417,857,641
Charge for the period	1,346,328,086,555	4,021,017,112,804	34,664,115,278	223,760,531,929	333,595,467	10,162,036,918	5,636,265,478,951
Disposals	(4,211,419,084)	(69,236,174,497)	(1,192,753,238)	(18,234,778,984)	-	-	(92,875,125,803)
Written off	(598,859,050)	(31,165,579)	(566,597,179)	-	-	-	(1,196,621,808)
Others	-	(102,054,084)	-	(1,053,815,323)	-	-	(1,155,869,407)
Closing balance	12,919,920,718,355	38,671,815,475,022	307,836,883,202	2,350,166,365,510	761,071,847	54,955,205,638	54,305,455,719,574
NET BOOK VALUE							
Opening balance	48,952,725,549,260	81,927,484,132,261	188,422,649,126	2,219,626,795,015	962,876,890	50,646,741,775	133,339,868,744,327
Closing balance	48,424,306,850,845	81,765,599,639,050	192,575,961,362	2,083,869,199,957	629,281,423	45,671,352,636	132,512,652,285,273

The cost of the Group's tangible fixed assets includes VND 16,161 billion (as at 31 December 2025: VND 11,554 billion) of assets which have been fully depreciated but are still in use.

As presented in Note 25, the Group has pledged its tangible fixed assets with the carrying value as at 30 June 2026 of VND 114,237 billion (as at 31 December 2025: VND 115,996 billion) to secure banking facilities granted to the Group.

13. INCREASES, DECREASES IN INTANGIBLE ASSETS

	Land use rights	Computer software	Others	Total
	VND	VND	VND	VND
COST				
Opening balance	178,394,670,071	210,164,396,909	6,196,510,427	394,755,577,407
Additions	-	857,790,000	-	857,790,000
Transfer from construction in progress	-	25,209,211,637	1,679,642,732	26,888,854,369
Others	2,342,445,002	135,024,617	(3,455,284,986)	(977,815,367)
Closing balance	180,737,115,073	236,366,423,163	4,420,868,173	421,524,406,409
ACCUMULATED AMORTISATION				
Opening balance	35,689,548,553	167,259,940,425	4,594,924,535	207,544,413,513
Charge for the period	1,321,287,960	9,922,445,614	99,036,985	11,342,770,559
Others	2,351,016,431	164,880,607	(3,455,284,986)	(939,387,948)
Closing balance	39,361,852,944	177,347,266,646	1,238,676,534	217,947,796,124
NET BOOK VALUE				
Opening balance	142,705,121,518	42,904,456,484	1,601,585,892	187,211,163,894
Closing balance	141,375,262,129	59,019,156,517	3,182,191,639	203,576,610,285

As at 30 June 2026, the cost of the Group's intangible assets includes VND 147.7 billion (as at 31 December 2025: VND 147 billion) of assets which have been fully amortised but are still in use.

As presented in Note 25, the Group has pledged certain intangible fixed assets with a carrying value as at 30 June 2026 of approximately VND 50 billion (as at 31 December 2025: approximately VND 51 billion) to secure bank borrowings.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

14. INCREASES, DECREASES IN OTHER BIOLOGICAL ASSETS, EXCLUDING MATURE BEARER ANIMALS

	Closing balance			Opening balance (Reclassified)		
	Cost	Recoverable amount	Provision VND	Cost	Recoverable amount	Provision VND
1. Consumable animals	477,603,201,761	471,453,405,361	6,149,796,400	683,874,334,539	678,073,364,734	5,800,969,805
a) Short-term consumable animals	477,603,201,761	471,453,405,361	6,149,796,400	683,874,334,539	678,073,364,734	5,800,969,805
Of which:						
- Pigs	372,170,546,375	372,170,546,375	-	222,121,529,040	222,121,529,040	-
- Cattle	59,612,413,102	59,085,943,687	526,469,415	407,427,970,453	407,427,970,453	-
- Chickens	45,820,242,284	40,196,915,299	5,623,326,985	54,324,835,046	48,523,865,241	5,800,969,805
2. Seasonal crops or consumable crops	1,858,235,789	1,858,235,789	-	1,884,153,927	1,884,153,927	-
a) Short-term seasonal crops or consumable crops	1,858,235,789	1,858,235,789	-	1,884,153,927	1,884,153,927	-
Of which:						
- Forage grass for cattle	1,858,235,789	1,858,235,789	-	1,884,153,927	1,884,153,927	-
3. Immature bearer animals	83,349,701,727	83,349,701,727	-	36,452,140,917	36,452,140,917	-
Of which:						
- Breeding pigs	59,492,818,116	59,492,818,116	-	18,950,184,018	18,950,184,018	-
- Breeding chickens	23,856,883,611	23,856,883,611	-	17,501,956,899	17,501,956,899	-
	562,811,139,277	556,661,342,877	6,149,796,400	722,210,629,383	716,409,659,578	5,800,969,805

15. INCREASES, DECREASES IN MATURE BEARER ANIMALS

	Breeding pigs	Breeding chickens	Total
	VND	VND	VND
COST			
Opening balance	227,945,128,407	73,606,734,657	301,551,863,064
Purchase in the period	53,388,565,714	67,225,656,774	120,614,222,488
Disposals	(180,109,729,968)	(11,780,118,444)	(191,889,848,412)
Written off	-	(5,059,707,905)	(5,059,707,905)
Closing balance	101,223,964,153	123,992,565,082	225,216,529,235
ACCUMULATED DEPRECEATION			
Opening balance	123,818,215,619	-	123,818,215,619
Charge for the period	40,012,660,823	69,622,078,515	109,634,739,338
Disposals	(103,940,393,501)	(11,438,735,246)	(115,379,128,747)
Written off	-	(2,481,669,740)	(2,481,669,740)
Closing balance	59,890,482,941	55,701,673,529	115,592,156,470
NET BOOK VALUE			
Opening balance	104,126,912,788	73,606,734,657	177,733,647,445
Closing balance	41,333,481,212	68,290,891,553	109,624,372,765

16. INCREASES, DECREASES IN INVESTMENT PROPERTIES

	Land use rights	Buildings	Total
	VND	VND	VND
COST			
Opening balance	807,932,893,469	55,702,700,965	863,635,594,434
Closing balance	807,932,893,469	55,702,700,965	863,635,594,434
ACCUMULATED DEPRECIATION			
Opening balance	335,444,472,187	-	335,444,472,187
Charge for the period	16,955,485,219	-	16,955,485,219
Closing balance	352,399,957,406	-	352,399,957,406
NET BOOK VALUE			
Opening balance	472,488,421,282	55,702,700,965	528,191,122,247
Closing balance	455,532,936,063	55,702,700,965	511,235,637,028

Investment properties of the Group include:

- Land use rights and factories for lease at Pho Noi A Industrial Zone, Yen My Commune, Hung Yen Province, Vietnam; and Hoa Mac Industrial Zone, Duy Tien Town, Ninh Binh Province.
- Land use rights and commercial lease areas including basements under the Mandarin Garden 1 Complex Project at Dong Nam Tran Duy Hung Urban Area, Yen Hoa Ward, Hanoi; and apartments at 70 Nguyen Duc Canh, Hoang Mai Ward, Hanoi, Vietnam; as well as office space for lease at 257 Giai Phong, Hai Ba Trung Ward, Hanoi.

Investment properties are land use rights with indefinite terms and therefore are not depreciated by the Group.

As at 30 June 2026, the Group pledged investment properties with net book value of VND 1.6 billion to secure banking facilities granted to the Group (31 December 2025: VND 3.6 billion) (Note 25).

According to Vietnamese Accounting Standard No. 05 - Investment properties, the fair value of investment properties as at 30 June 2026 should be disclosed. As at June 30, 2026, the Group is in the process of determining the fair value of these investment properties.

As at 30 June 2026, the cost of the Group's investment properties includes VND 50.8 billion (as at 31 December 2025: VND 50.8 billion) of assets which have been fully depreciated but are still under a lease.

17. CONSTRUCTION IN PROGRESS

	Closing balance	Opening balance (Reclassified)
	VND	VND
Integrated Steel Complex Project in Dung Quat	9,624,166,907,510	6,300,922,611,218
Container Plant Project	2,214,791,103,095	2,140,198,303,701
Long An Steel Plant Project	774,878,012,450	525,974,095,324
Floorboard Project	436,956,061,237	407,366,887,605
Agricultural Project	305,182,520,971	299,032,332,433
Integrated Steel Complex Project in Hai Duong	190,269,117,964	186,319,763,262
Home Appliances Project	171,410,506,724	94,083,379,290
Steel Pipe Plant Project	134,236,476,651	478,859,947,891
Other projects	134,923,982,629	269,369,027,219
	13,986,814,689,231	10,702,126,347,943

As at 30 June 2026, the Group pledged certain projects with carrying amount of VND 4,827 billion to secure banking facilities granted to the Group (31 December 2025: VND 4,884 billion) (Note 25).

The total interest expense which had been capitalised into the cost of construction in progress during the period is VND 162 billion (prior period: VND 1,261 billion).

18. DEFERRED TAX ASSETS

	Closing balance	Opening balance
	VND	VND
Deferred tax assets related to accrued expenses	25,004,251,389	36,757,721,216
Deferred tax assets related to unrealised gains on intra-group transactions	396,806,410,663	261,909,981,431
Others	-	6,312,259,571
Deferred tax assets	421,810,662,052	304,979,962,218

19. GOODWILL

	Goodwill VND
COST	
Opening balance	121,195,363,677
Closing balance	121,195,363,677
ACCUMULATED IMPAIRMENT LOSSES	
Opening balance	69,682,178,258
Charge for the period	6,049,970,652
Closing balance	75,732,148,910
CARRYING AMOUNT	
Opening balance	51,513,185,419
Closing balance	45,463,214,767

20. SHORT-TERM TRADE PAYABLES

	Closing balance VND	Opening balance VND
	Amount/Amount able to be paid off	Amount/Amount able to be paid off
a. Current		
Vale International Sa	1,430,653,108,225	463,933,422,589
BHP Billiton Marketing AG (Singapore Branch)	1,414,759,356,658	28,159,046,474
Techcom Mineral Trading Company Limited	1,410,365,874,318	306,616,291,992
Other suppliers	22,434,356,013,602	20,384,667,288,377
	26,690,134,352,803	21,183,376,049,432
b. Non-current		
WISDRI Engineering & Research Incorporation Limited	878,251,926,306	734,493,941,736
Huatai Yongchuang (Beijing) Tech. Co., Ltd	481,953,333,938	685,504,490,652
Primetals Technologies Austria GmbH	478,133,194,288	163,710,714,273
Zhongye Changtian International Engineering Co.,Ltd	432,796,942,426	599,292,825,560
Primetals Technologies Japan, Ltd.	-	700,532,381,668
Other suppliers	2,230,821,869,898	1,354,409,156,167
	4,501,957,266,856	4,237,943,510,056

21. SHORT-TERM ADVANCES FROM CUSTOMERS

	Closing balance VND	Opening balance VND
Samsung C&T America, Inc.	76,229,391,326	-
Sudeco Investment Joint Stock Company	55,485,000,000	-
Thaco Mechanical Complex Company Limited	42,087,584,484	10,681,175,098
Viet Tien Logistics Joint Stock Company	8,635,686,024	19,127,746,673
Chip Mong Group Ltd.	-	57,798,162,259
Others	731,940,468,949	752,038,651,058
	914,378,130,783	839,645,735,088

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22. TAXES AND OTHER RECEIVABLES FROM/PAYABLES TO THE STATE BUDGET

	Opening receivables balance		Opening Payable/Receivable balance		Paid during the period		Disposal of subsidiaries		Closing receivables balance		Closing payables balance	
	VND	VND	VND	VND	VND	VND	VND	VND	VND	VND	VND	VND
Value added tax	573,338,927	78,915,087,076	600,929,931,070	644,382,433,022	-	-	-	2,963,587,512	37,852,833,709			
Value added tax from import goods	478,767,465	34,719,319,590	4,941,081,786,430	4,941,511,287,942	-	-	-	478,767,465	34,289,818,078			
Foreign contractor tax	22,310,478	9,137,170,032	107,670,674,282	95,271,161,312	-	-	-	22,310,478	21,536,683,002			
Import-export tax	600,995,464	-	136,251,303,882	136,052,674,388	-	-	-	404,416,532	2,050,562			
Corporate income tax	2,290,176,101	2,241,589,952,340	2,586,381,493,497	2,447,808,361,477	(20,473,560,211)	(864,715,220)	-	1,698,360,354	2,359,097,708,402			
Personal income tax	93,166,284	7,810,793,786	296,639,860,577	127,908,264,780	-	-	-	3,567,872,480	179,152,380,559			
Special consumption tax	-	2,968,884,046	7,245,882,107	9,534,853,007	-	-	-	-	679,913,146			
Natural resource taxes	-	1,728,478,247	15,882,281,504	15,225,351,009	-	-	-	-	2,385,408,742			
Land rental tax	2,308,348,953	-	28,650,942,469	18,681,508,420	-	-	-	401,522,195	8,062,607,291			
Other taxes	4,000,000	526,503,454	41,827,605,664	40,662,149,169	-	-	-	5,788,516	1,693,748,465			
	6,371,103,672	2,377,396,188,571	8,762,561,761,482	8,477,038,044,526	(21,338,275,431)	(9,542,625,532)		9,542,625,532	2,644,753,151,956			

23. SHORT-TERM ACCRUED EXPENSES

	Closing balance	Opening balance (Reclassified)
	VND	VND
a. Short-term		
Interest expense	449,123,882,295	350,141,232,594
Electricity expense	73,045,631,317	126,475,664,250
Discount expense	456,936,559,651	311,145,292,606
Salary and Bonus	363,561,301,045	4,492,943,411
Accrued expenses payable to contractors	176,999,562,043	95,638,847,980
Other accrued expenses	221,738,107,033	51,552,199,881
	1,741,405,043,384	939,446,180,722
b. Long-term		
Accruals for cost of industrial zone land	602,032,288,625	607,363,800,426
	602,032,288,625	607,363,800,426

24. OTHER CURRENT PAYABLES

	Closing balance	Opening balance
	VND	VND
Deposits received for industrial park land lease contracts performance	137,968,506,666	37,877,410,334
Trade discounts and customer incentives	79,806,335,518	19,198,132,039
Trade union fees, social and health insurance	8,526,131,330	4,955,989,820
Receipt of deposit under a share transfer agreement	-	1,320,000,000,000
Receipt of deposit and payment for the purchase of shares in Hoa Phat Agriculture Development Joint Stock Company	-	439,016,917,840
Others	188,082,023,774	188,237,916,226
	414,382,997,288	2,009,286,366,259

25. LOANS

a. Short-term loans

	Closing balance		In the period		Opening balance	
	Amount	VND Amount able to be paid off	Increases	VND Decreases	Amount	VND Amount able to be paid off
Short-term loans (i)	61,795,211,374,175	61,795,211,374,175	75,802,828,734,001	(69,876,405,388,848)	55,868,788,029,021	55,868,788,029,021
Current portion of long-term loans	9,638,172,026,730	9,638,172,026,730	5,000,400,883,155	(4,188,398,072,546)	8,826,169,216,122	8,826,169,216,122
	71,433,383,400,905	71,433,383,400,905	80,803,229,617,156	(74,064,803,461,394)	64,694,957,245,143	64,694,957,245,143

(i) The balance of short-term borrowings as at 30 June 2026 includes borrowings in VND and borrowings in USD, with carrying amounts of VND 49,183 billion and VND 12,612 billion, respectively (as at 31 December 2025: VND 52,094 billion and VND 3,575 billion). Borrowings in VND bear interest rates ranging from 6.2% to 8.3% per annum (as at 31 December 2025: from 4.2% to 6.6% per annum). Borrowings in USD bear interest rates ranging from 3.6% to 4.9% per annum (as at 31 December 2025: from 3.3% to 4.2% per annum).

As at 30 June 2026, short-term borrowings in VND and USD with carrying amounts of VND 43,033 billion and VND 12,612 billion, respectively (as at 31 December 2025: VND 47,816 billion and VND 3,378 billion), are secured by certain term deposits (Note 6), short-term trade receivables (Note 7), inventories (Note 10), long-term prepaid land lease expenses (Note 11), tangible fixed assets (Note 12), intangible assets (Note 13), investment properties (Note 16), construction in progress, and future-formed assets of several projects of the Group (Note 17) and shares of Hoa Phat Group Joint Stock Company owned by individuals. The remaining short-term borrowings are unsecured.

b. Long-term loans

	Closing balance		In the period		Opening balance	
	Amount	VND Amount able to be paid off	Increases	VND Decreases	Amount	VND Amount able to be paid off
Long-term loans						
	36,734,765,858,378	36,734,765,858,378	4,859,069,462,825	(4,429,666,877,642)	36,305,363,273,196	36,305,363,273,196
	36,734,765,858,378	36,734,765,858,378	4,859,069,462,825	(4,429,666,877,642)	36,305,363,273,196	36,305,363,273,196

In which:

- Amount due for settlement within 12 months	9,638,172,026,730	8,826,169,216,122
- Amount due for settlement after 12 months	27,096,593,831,648	27,479,194,057,074

Details of long-term loans:

	Closing balance	Opening balance
	VND	VND
Joint Stock Commercial Bank for Foreign Trade of Vietnam – Thanh Cong Branch	28,944,434,263,643	30,016,101,894,133
HSBC Bank (Vietnam) Ltd.	1,849,880,530,677	1,977,047,318,061
Vietnam Joint Stock Commercial Bank for Industry and Trade – Hanoi Branch	4,764,427,606,439	3,304,380,834,562
Woori Bank Vietnam Ltd. – Bac Ninh Branch	207,272,727,270	366,400,666,686
Joint Stock Commercial Bank for Investment and Development of Vietnam – Ha Thanh Branch	269,867,047,906	270,140,762,459
Vietnam International Bank (VIB)	344,760,667,363	241,914,065,035
Shinhan Bank Vietnam Limited	181,637,202,820	-
Environmental Protection Fund	7,250,000,000	8,000,000,000
BNP Paribas	165,235,812,260	121,377,732,260
	36,734,765,858,378	36,305,363,273,196

As at 30 June 2026, long-term borrowings bear interest rates ranging from 3.55% to 8.7% per annum (as at 31 December 2025: from 3.55% to 7.48% per annum).

As at 30 June 2026, the Group's long-term borrowings are secured by certain term deposit contracts (Note 6), certain inventories (Note 10), certain tangible fixed assets (Note 12), and certain construction in progress projects (Note 17).

26. PAYABLE PROVISIONS

	Closing balance	Opening balance
	VND	VND
a. Current		
Provision for product warranty	15,501,183,193	15,437,227,372
	15,501,183,193	15,437,227,372
b. Non-current		
Infrastructure maintenance expenses	39,835,999,485	42,171,910,946
Provision for product warranty	55,969,156,514	45,804,147,034
Provision for environmental restoration	32,810,811,001	31,397,893,712
	128,615,967,000	119,373,951,692

27. BONUS AND WELFARE FUND

	Current period	Prior period
	VND	VND
Openning balance	975,878,976,922	1,027,310,381,825
Appropriation during the period	331,972,430,760	423,429,725,000
Utilization in the period	(534,793,084,357)	(287,991,510,523)
Closing balance	773,058,323,325	1,162,748,596,302

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28. OWNERS' EQUITY

Movement in owners' equity:

	Owners' contributed capital	Other owner's capital	Investment and development fund	Retained earnings	Non-controlling interests	Total
	VND	VND	VND	VND	VND	VND
Prior period's opening balance	63,962,502,000,000	-	794,841,242,128	49,599,124,109,203	290,990,632,368	114,647,457,983,699
Contributed capital of non-controlling interest	-	-	-	-	525,200,000,000	525,200,000,000
Capital refunds to minority shareholders	-	-	-	-	(52,020,000)	(52,020,000)
Profit for the period	-	-	-	7,600,771,906,152	13,557,615,464	7,614,329,521,616
Appropriation to bonus welfare funds	-	-	-	(423,429,725,000)	-	(423,429,725,000)
Appropriation to investment and development fund	-	-	600,000,000,000	(600,000,000,000)	-	-
Dividends paid by subsidiaries to non-controlling shareholders	-	-	-	-	(4,000,847,021)	(4,000,847,021)
Others	-	-	-	180,124,641	(180,124,653)	(12)
Prior period's closing balance	63,962,502,000,000	-	1,394,841,242,128	56,176,646,414,996	825,515,256,158	122,359,504,913,282
Current period's opening balance	76,754,658,550,000	-	1,388,437,800,829	51,037,901,749,343	2,039,012,776,403	131,220,010,876,575
Profit for the period	-	-	-	15,365,022,248,705	115,370,218,412	15,480,392,467,117
Contributed capital of non-controlling interest	-	-	-	-	153,080,000,000	153,080,000,000
Capital refunds to minority shareholders	-	-	-	-	(133,042,500,000)	(133,042,500,000)
Payment of dividends in form of cash (i)	-	-	-	(3,837,732,927,500)	-	(3,837,732,927,500)
Payment of dividends in form of shares (ii)	-	7,674,986,650,000	-	(7,674,986,650,000)	-	-
Adjustments of proportion of ownership	-	-	-	383,546,952,840	362,694,177,326	746,241,130,166
Disposal of subsidiaries	-	-	-	(105,000,000,000)	(1,576,459,226,144)	(1,681,459,226,144)
Appropriation to funds and remuneration (i)	-	-	-	(330,487,859,988)	(1,484,570,772)	(331,972,430,760)
Dividends paid by subsidiaries to non-controlling shareholders	-	-	-	-	(99,490,651,666)	(99,490,651,666)
Others	-	-	-	-	52,909	52,909
Current period's closing balance	76,754,658,550,000	7,674,986,650,000	1,388,437,800,829	54,838,263,513,400	859,680,276,468	141,516,026,790,697

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(i) According to Resolution No. 01/NQ-DHDCD.2026 of the General Meeting of Shareholders dated 21 April 2026, the Group paid cash dividends, made appropriations to the Bonus and Welfare fund, the Executive bonus fund, and the remuneration of the Board of Directors and the Supervisory Board from the retained earnings of the year 2025.

(ii) Dividends

Pursuant to Resolution No. 01/NQ-DHDCD.2026 dated 21 April 2026 of the General Meeting of Shareholders and Resolution No. 07/NQHP-2026 dated 28 April 2026 of the Board of Directors, the Group approved the distribution of the 2025 dividend in shares to existing shareholders from retained earnings at a rate of 10% (shareholders holding 10 ordinary shares were entitled to receive 1 additional ordinary share). The share issuance was completed on 26 May 2026. Subsequently, the Group received Official Letter No. 5155/UBCK-QLCB dated 9 June 2026 from the State Securities Commission of Vietnam acknowledging the report on the results of the share issuance. On 30 June 2026, the Ho Chi Minh City Stock Exchange issued Decision No. 560/QD-SGDHCM approving the amendment of the Company's listing in connection with the share issuance for dividend distribution. Accordingly, the number of listed shares increased by 767,498,665 shares, from 7,675,465,855 shares to 8,442,964,520 shares. The amended listing became effective on 2 July 2026. On 22 July 2026, the Company obtained the 39th amended Enterprise Registration Certificate issued by the Hanoi Department of Finance, under which the Company's charter capital was increased to VND 84,429,645,200,000.

Pursuant to Resolution No. 01/NQ-DHDCD.2026 dated 21 April 2026, the General Meeting of Shareholders approved a proposed dividend payout ratio of 15% for 2026.

Charter capital

As of 30 June 2026, according to the 38th amended Enterprise Registration Certificate dated 11 August 2025, the Company's charter capital is VND 76,754,658,550,000 corresponding to 7,675,465,855 shares, which have been fully contributed by shareholders. Details as follows:

	Contributed capital		Opening balance	
	Closing balance		VND	%
Mr. Tran Dinh Long	VND 19,800,000,000,000	25.80	19,800,000,000,000	25.80
Ms. Vu Thi Hien	5,280,000,000,000	6.88	5,280,000,000,000	6.88
Others	51,674,658,550,000	67.32	51,674,658,550,000	67.32
	76,754,658,550,000	100	76,754,658,550,000	100

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Shares

	Closing balance	Opening balance
Number of shares issued to the public	8,442,964,520	7,675,465,855
<i>Ordinary shares</i>	8,442,964,520	7,675,465,855
Number of outstanding shares in circulation	8,442,964,520	7,675,465,855
<i>Ordinary shares</i>	8,442,964,520	7,675,465,855

A common share has par value of VND 10,000.

29. OFF CONSOLIDATED STATEMENT OF FINANCIAL POSITION ITEMS

Foreign currencies

	Closing balance	Opening balance
	VND	VND
USD	11,067,283	36,418,698
EUR	8,049	7,908
INR	-	123,820
CNY	18	12,548
SGD	-	2,247
MYR	-	3,621

Operating lease commitment

	Closing balance	Opening balance
	VND	VND
Less than one year	326,048,035,092	332,210,914,117
In the second to fifth year inclusive	904,649,404,859	1,024,892,487,747
Over five years	795,097,598,333	1,646,794,589,449
Total	2,025,795,038,284	3,003,897,991,313

30. BUSINESS AND GEOGRAPHICAL SEGMENTS

A segment is a distinguishable component of the Group that participates in providing separate products or services or providing products or services in a specific economic environment, with each segment assuming different risks and deriving different benefits compared to other segments. The Group's business segments are as follows:

- Production and trading of steel
- Agriculture
- Real estate

A geographical segment is a distinguishable component of the Group that engages in the production or provision of products or services within a particular economic environment, which is subject to risks and economic benefits that are different from those of business segments operating in other economic environments. The Group determines geographical segments based on the location of its customers, representing the market and client locations, including Vietnam, Asia (excluding Vietnam), Europe, the Americas, Africa, and Oceania.

The Group identifies business segments as the primary reporting segments because the Group's risks and returns are mainly affected by differences in the products and services it produces. Geographical segments are considered secondary reporting segments.

Transfer prices for transactions between segments are determined on a basis similar to transactions with third parties. Revenue, expenses, and results of operations of the segments include inter-segment transactions, which are eliminated when preparing the interim consolidated financial statements.

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Primary report by business segment

Total assets and total liabilities by business segment as at 30 June 2026:

	Production and trading of steel	Agriculture	Real estate	Elimination	Total
	VND	VND	VND	VND	VND
Total assets by segment	267,287,276,719,625	5,239,313,792,584	13,342,514,546,266	(6,939,318,810,703)	278,929,786,247,772
Total liabilities by segment	139,525,825,074,704	800,892,703,937	2,835,127,067,947	(5,748,085,389,513)	137,413,759,457,075

Total assets and total liabilities by business segment as at 31 December 2025:

	Production and trading of steel	Agriculture	Real estate	Elimination	Total
	VND	VND	VND	VND	VND
Total assets by segment	260,550,705,445,927	2,277,836,672,784	5,618,337,131,927	(10,547,678,433,091)	257,899,200,817,547
Total liabilities by segment	131,232,130,457,463	1,520,244,500,381	3,522,716,854,090	(9,595,901,870,962)	126,679,189,940,972

HOA PHAT GROUP JOINT STOCK COMPANY
NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

Revenue, profit and expenses by business segment for the 6-month period ended 30 June 2026:

	Production and trading of steel	Agriculture	Real estate	Elimination	Total
	VND	VND	VND	VND	VND
Net revenue					
Net external sales	104,294,597,134,422	3,286,005,918,379	479,146,548,753	-	108,059,749,601,554
Net internal sales	12,931,848,275,270	639,709,000	26,931,314,386	(12,959,419,298,656)	-
Total net revenue by segment	117,226,445,409,692	3,286,645,627,379	506,077,863,139	(12,959,419,298,656)	108,059,749,601,554
Operating results					
Net profit before tax by segment	22,160,468,990,164	713,100,853,904	5,323,237,160,959	(10,249,938,958,056)	17,946,868,046,971
Corporate income tax expenses	(1,451,288,430,767)	(64,882,290,123)	(1,030,218,210,959)	79,913,351,995	(2,466,475,579,854)
Net profit after tax by segment	20,709,180,559,397	648,218,563,781	4,293,018,950,000	(10,170,025,606,061)	15,480,392,467,117
Other information					
Total expenses incurred for acquisition fixed assets	8,312,900,616,934	68,935,499,816	82,307,920,349	(5,178,734,638)	8,458,965,302,461
Depreciation and amortisation	5,507,518,014,705	165,873,607,191	39,658,566,948	(7,573,128,740)	5,705,477,060,104

HOA PHAT GROUP JOINT STOCK COMPANY
NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

Revenue, profit and expenses by business segment for the 6-month period ended 30 June 2025:

	Production and trading of steel	Agriculture	Real estate	Elimination	Total
	VND	VND	VND	VND	VND
Net revenue					
Net external sales	68,963,554,356,794	4,227,093,986,196	341,545,321,797	-	73,532,193,664,787
Net internal sales	6,176,236,145,480	931,231,654	41,192,077,683	(6,218,359,454,817)	-
Total net revenue by segment	75,139,790,502,274	4,228,025,217,850	382,737,399,480	(6,218,359,454,817)	73,532,193,664,787
Operating results					
Net profit before tax by segment	12,637,761,641,908	1,024,802,386,948	502,367,280,018	(5,352,782,466,191)	8,812,148,842,683
Corporate income tax expenses	(985,202,373,106)	(85,554,942,513)	(105,290,150,261)	(21,771,855,187)	(1,197,819,321,067)
Net profit after tax by segment	11,652,559,268,802	939,247,444,435	397,077,129,757	(5,374,554,321,378)	7,614,329,521,616
Other information					
Total expenses incurred for acquisition fixed assets	10,242,103,214,366	84,003,101,326	145,310,540,331	118,161,371,019	10,589,578,227,042
Depreciation and amortisation	3,159,123,075,662	41,508,230,823	37,162,522,586	(4,973,324,075)	3,232,820,504,996

HOA PHAT GROUP JOINT STOCK COMPANY
NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

Secondary report by geographical segment

Revenue by geographical segment for the 6-month period ended 30 June 2026:

	Vietnam	Asia (excluding Vietnam)	Europe	The Americas	Africa	Ocenia	Total
	VND	VND	VND	VND	VND	VND	VND
Net revenue by segment	85,424,822,392,911	13,341,019,068,480	3,866,200,837,116	4,293,862,970,544	97,516,444,271	1,036,327,888,232	108,059,749,601,554

Revenue by geographical segment for the 6-month period ended 30 June 2025:

	Vietnam	Asia (excluding Vietnam)	Europe	The Americas	Africa	Ocenia	Total
	VND	VND	VND	VND	VND	VND	VND
Net revenue by segment	60,001,718,222,871	7,301,678,145,748	2,591,065,754,907	2,782,629,085,714	314,650,703,803	540,451,751,744	73,532,193,664,787

31. REVENUE FROM GOODS SOLD AND SERVICES RENDERED

	Current period	Prior period
	VND	VND
Total revenue from sales of goods and services rendered		
Revenue from sales of goods	108,054,109,696,871	73,638,882,683,138
Revenue from rendering of services	490,455,928,252	358,400,484,119
Revenue from the sale of real estate	272,175,721,809	184,888,736,282
Revenue from leasing of investment properties	52,705,897,657	51,642,475,155
Others	709,049,943	3,006,969,765
	108,870,156,294,532	74,236,821,348,459
Deductions		
Trade discount	(794,077,961,757)	(673,892,702,303)
Sales allowance	(78,176,791)	(101,366,192)
Sales return	(16,250,554,430)	(30,633,615,177)
	(810,406,692,978)	(704,627,683,672)
Net revenue	108,059,749,601,554	73,532,193,664,787

32. COST OF GOODS SOLD AND SERVICES RENDERED

	Current period	Prior period
	VND	VND
Cost of finished goods and merchandise sold	88,626,691,250,051	61,438,578,358,933
Cost of services rendered	403,196,872,663	224,515,811,598
Cost of real estate sold	131,951,201,835	(119,486,222,170)
Cost of leasing of investment properties	26,683,202,850	24,874,600,254
(Reversal)/Addition of provision for devaluation of inventories	17,645,230,922	(54,214,748,624)
Others	726,041,807	4,049,453,955
	89,206,893,800,128	61,518,317,253,946

33. PRODUCTION COST BY NATURE

Production cost by nature are presented based on the Group's characteristics and industry, based on the opening balances and movements during the period of the relevant accounts

	Current period	Prior period
	VND	(Restated) VND
Raw materials, consumables in production cost and merchandise for resales	73,029,912,951,533	49,206,644,568,451
Labour cost	3,756,457,005,402	2,567,969,273,703
Depreciation and amortisation	5,699,427,089,452	3,418,850,663,978
Out-sourced services	8,847,067,620,413	5,209,048,950,359
Other monetary expenses	2,820,038,505,451	1,698,178,073,451
Movement of inventories	(1,189,738,401,862)	1,650,343,018,473
	92,963,164,770,389	63,751,034,548,415

34. FINANCIAL INCOME

	Current period	Prior period
	VND	VND
Gain on disposal of financial investments (*)	4,929,111,116,632	-
Bank and loans interest	875,733,416,296	542,688,853,844
Foreign exchange gain	698,780,521,351	392,431,922,046
Settlement discount received	400,412,008	-
Other finance income	51,024,410,010	1,120,192,657
	6,555,049,876,297	936,240,968,547

(*) This mainly reflects financial income from the Group's transfer of shares in its subsidiaries, as presented in Note 01.

35. FINANCIAL EXPENSES

	Current period	Prior period
	VND	VND
Interest expense	2,853,028,567,414	1,066,136,992,112
Foreign exchange loss	758,703,803,327	860,472,074,149
Other finance expense	182,852,444,886	23,422,675,466
	3,794,584,815,627	1,950,031,741,727

36. SELLING EXPENSES AND GENERAL AND ADMINISTRATION EXPENSES

	Current period	Prior period
	VND	VND
Selling expenses for the period		
Labour cost	248,313,696,293	122,655,129,897
Depreciation and amortization expenses	97,107,752,202	57,372,103,796
Warranty expenses	33,781,708,519	18,901,343,745
Transportation expenses	821,104,580,602	379,782,304,118
Advertising expenses	61,693,903,983	71,441,640,802
Promotion expenses	694,853,237,041	549,360,863,860
Export expenses	649,362,845,180	295,493,528,540
Out-sourced and other selling expenses	456,354,499,864	68,180,711,257
	3,062,572,223,684	1,563,187,626,015
General and administration expenses for the period		
Labour cost	265,805,593,425	207,858,916,399
Depreciation and amortization expenses	43,365,868,967	36,121,059,987
Goodwill amortisation	6,049,970,652	6,049,970,652
Out-sourced and other general and administration expenses	378,477,313,533	419,499,721,416
	693,698,746,577	669,529,668,454

37. OTHER INCOME

	Current period	Prior period
	VND	VND
Compensations, bonuses received from other parties	112,385,233,498	77,173,221,490
Gain from disposals of fixed assets	9,329,619,298	11,291,455,386
Others	60,950,367,179	24,085,635,027
	182,665,219,975	112,550,311,903

38. OTHER EXPENSES

	Current period	Prior period
	VND	VND
Compensation paid to other parties	72,782,368,340	51,586,739,463
Loss on disposals of fixed assets and construction in progress	10,383,329,519	3,439,959,418
Other expenses	11,669,337,123	12,743,113,531
	94,835,034,982	67,769,812,412

39. CORPORATE INCOME TAX EXPENSE

	Current period	Prior period
	VND	VND
Current corporate income tax expense		
Corporate income tax expense based on taxable profit in the current period	2,589,396,858,113	1,190,117,669,812
Adjustments for corporate income tax expense in previous periods to the current period	(3,015,364,616)	6,562,359,796
Total current corporate income tax expense	2,586,381,493,497	1,196,680,029,608

Pursuant to the provisions of the current Income Tax Law, the Group is obliged to pay the Corporate income tax at the rate of 20% on taxable profits.

The Group's subsidiaries are obliged to pay the Corporate income tax at the tax rate and enjoy tax incentives as prescribed in the Investment Certificates and current tax regulations.

40. BASIC EARNINGS PER SHARE

	Current period	Prior period
Accounting profit after corporate income tax attributable to Holding company (VND)	15,365,022,248,705	7,600,771,906,152
Decreasing or increasing adjustments to accounting profit to determine profit attributable to ordinary shareholders:		
- Appropriation to funds and remuneration (VND) (i)	(331,763,142,464)	(167,500,000,000)
Profit attributable to ordinary shareholders (VND)	15,033,259,106,241	7,433,271,906,152
Average number of ordinary shares in circulation for the period (share)	8,442,964,520	8,442,964,520
Basic earnings per share (VND/share) (ii)	1,781	880

(i) As at 30 June 2025, the Group has not been able to reliably estimate the portion of 2026 profit that may be appropriated to the Bonus and Welfare fund, the Executive bonus, and the remuneration of the Board of Directors and the Supervisory Board. For the purpose of presenting the current period's Basic Earnings per Share, these appropriations are temporarily calculated at a rate of 2.16% of the Group's retained earnings, which is consistent with the allocation rate applied in 2025.

(ii) The Basic Earnings per Share data for the accounting period ended 30 June 2025 have been restated due to the impact of the stock dividend issuance for 2025 and the appropriation to funds and remuneration in accordance with the Resolution of the 2026 Annual General Meeting of Shareholders, pursuant to the guidance of Vietnamese Accounting Standard No. 30 "Earnings per Share", as follows:

	Opening balance (Reported figure)	Adjustment	Opening balance (Restated)
Accounting profit after corporate income tax (VND)	7,600,771,906,152		- 7,600,771,906,152
- Appropriation to funds and remuneration (VND) (i)	(234,103,774,709)	66,603,774,709	(167,500,000,000)
Profit attributable to ordinary shareholders (VND)	7,366,668,131,443	66,603,774,709	7,433,271,906,152
Average number of ordinary shares in circulation for the period (share)	7,675,465,855	767,498,665	8,442,964,520
Basic earnings per share (VND/share)	960	87	880

The weighted average number of ordinary shares outstanding during the period is presented as follows:

	Current period	Prior period (Restated)
	Share	Share
Number of ordinary shares in circulation at the beginning of the period	7,675,465,855	7,675,465,855
Impact of the stock dividend payment during the 6-month period ended 30 June 2026	767,498,665	767,498,665
Number of ordinary shares in circulation for the period	8,442,964,520	8,442,964,520

During the period, there have been no transactions involving common potential common stock and thus no diluted earning per share is presented.

41. COMMITMENTS

Operating lease commitment

As at the end of the reporting period, the Group has entered into land lease and lease agreements for factories and offices with the State and other companies for the purpose of serving its business operations. Under these agreements, the Group is required to pay lease fees until the contract maturity date in accordance with current regulations.

Capital Commitments

Project Investments

The Group has committed capital for future investments in the Dung Quat Iron and Steel Complex Project and other projects. The amount related to contract components that have been signed but not yet implemented as of 30 June 2026, is approximately VND 19,472 billion (as of 31 December 2025: approximately VND 32,072 billion).

Capital contribution to establish an associate

On 20 June 2026, the Group's Board of Directors issued Resolution No. 08/NQHP-2026 approving the capital contribution to establish a Wind Power Company to carry out investment, production, and business activities in the power sector. The company to be established is expected to be Song Hau Offshore Wind Power Joint Stock Company, with a proposed charter capital of VND 2,000,000,000,000, of which Hoa Phat Group Joint Stock Company's contribution ratio is 30%, equivalent to VND 600,000,000,000.

42. RELATED PARTY TRANSACTIONS

Salaries, bonuses and remuneration paid to the Group's Board of Directors, Board of Management, Supervisory Board and other key management personnel during the period were as follows:

	Current period	Prior period
	VND	VND
Remuneration of the Board of Directors	207,746,000,000	83,160,000,000
Salaries and bonuses of the Board of Management	30,897,683,455	28,214,888,000
Remuneration, salaries and bonuses of the Supervisors Board	2,641,200,828	2,152,788,419
Salaries and bonuses of other key management personnel	1,484,535,190	1,242,697,041
	242,769,419,473	114,770,373,460

43. SUBSEQUENT EVENTS

Completion of procedures for the Issuance of shares for dividend payment

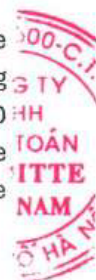
Pursuant to Decision No. 560/QĐ-SGDHCM dated 01 July 2026, the Ho Chi Minh City Stock Exchange approved the change in listing registration for Hoa Phat Group Joint Stock Company in respect of 767,498,665 shares issued for dividend payment, with the effective date of the listing change being 02 July 2026.

Pursuant to Notice No. 1475/TB-SGDHCM dated 06 July 2026 of the Ho Chi Minh City Stock Exchange regarding the trading of securities with changed listing registration, the shares issued for dividend payment by the Company were officially traded from 15 July 2026.

On 22 July 2026, the Company was granted the 39th amended Enterprise Registration Certificate by the Hanoi Department of Finance, in which the charter capital was recorded as VND 84,429,645,200,000.

Participation in the purchase of shares of Song Hong Future Group Joint Stock Company

On 22 July 2026, the Group's Board of Directors issued Resolution No. 10/NQHP-2026 approving the Group's participation in the purchase of shares offered to increase the charter capital of Song Hong Future Group Joint Stock Company. The number of shares registered for purchase is 799,500,000 shares with a par value of VND 10,000 per share. The form of purchase is capital contribution in the form of assets, specifically, the contributed assets being the Group's shares in Hoa Phat Real Estate Development Joint Stock Company.



44. CORRESPONDING FIGURES

As presented in Note 03, the Group has adopted Circular No. 99 and Circular 43 on a prospective basis. Certain corresponding figures have been reclassified to conform with the current period's presentation requirements under Circular 99 and Circular 43, details are as follows.

Items	Code	Reclassification		Amount after reclassification
		Reported amount	amount	
		VND	VND	VND
Cash equivalents	112	3,698,842,654,067	24,213,038,692	3,723,055,692,759
Short-term held-to-maturity investments	123	19,484,412,761,405	393,657,624,403	19,878,070,385,808
Short-term trade receivables	131	10,971,774,018,235	729,939,007	10,972,503,957,242
Other short-term receivables	135	2,318,283,126,429	(437,505,744,569)	1,880,777,381,860
Inventories	141	52,892,273,238,885	(703,260,445,365)	52,189,012,793,520
Provision for devaluation of inventories	142	(64,045,894,443)	5,800,969,805	(58,244,924,638)
Short-term consumable animals	151	-	683,874,334,539	683,874,334,539
Short-term seasonal crops or consumable crops	152	-	1,884,153,927	1,884,153,927
Provision for impairment of short-term biological assets	153	-	(5,800,969,805)	(5,800,969,805)
Short-term deferred expenses	161	567,293,994,902	(73,865,969,663)	493,428,025,239
Tangible FA - Cost	222	182,308,655,292,963	(204,368,690,995)	182,104,286,601,968
Tangible FA - Acc depreciation	223	(43,887,808,596,880)	123,390,739,239	(48,764,417,857,641)
Immature bearer animals	232	-	36,452,140,917	36,452,140,917
Mature bearer animals - Cost	234	-	301,551,863,064	301,551,863,064
Mature bearer animals - Accumulated depreciation	235	-	(123,818,215,619)	(123,818,215,619)
Long-term construction in progress	252	10,721,076,531,961	(18,950,184,018)	10,702,126,347,943
Long-term Held-to-maturity investments	265	2,248,000,000,000	18,905,142,467	2,266,905,142,467
Long-term deferred expenses	271	6,003,628,755,787	(22,889,726,026)	5,980,739,029,761
Dividends and profit payable	313	-	(3,739,116,340)	(3,739,116,340)
Short-term accrued expenses	316	(939,347,023,380)	(99,157,342)	(939,446,180,722)
Other current payables	320	(2,011,792,352,575)	2,505,986,316	(2,009,286,366,259)
Other long-term payables	338	(18,032,488,855)	1,332,287,366	(16,700,201,489)

Tran Xuan Mai
Preparer

Pham Thi Kim Oanh
Chief Accountant

Nguyen Viet Thang
General Director
Legal Representative

Approved on 28 August 2026



Văn phòng Hà Nội

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**CÔNG TY CỔ PHẦN TẬP ĐOÀN
HÒA PHÁT
HOA PHAT GROUP**

**CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập - Tự do - Hạnh phúc
THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness**

Số: 19/2026/CV-TĐHP
No.: 19/2026/CV-TĐHP

Hung Yen, ngày 18 tháng 8 năm 2026
Hung Yen, day 18 month 8 year 2026

Về việc giải trình KQKD hợp nhất 6 tháng đầu
năm 2026

*Re: Explanation of the Company's
consolidated business results for 6-month
period ended 30 June 2026*

Kính gửi:

Sở Giao dịch Chứng khoán thành phố Hồ Chí Minh

To:

Hochiminh Stock Exchange

Căn cứ Thông tư số 96/2020/TT-BTC ngày 16 tháng 11 năm 2020 của Bộ Tài chính hướng dẫn về việc công bố thông tin trên thị trường chứng khoán; và Thông tư 68/2024/TT-BTC ngày 18 tháng 9 năm 2024 sửa đổi, bổ sung một số điều khoản của Thông tư số 96/2020/TT-BTC.

Pursuant to Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance guiding information disclosure on the securities market; and Circular No. 68/2024/TT-BTC dated September 18, 2024, amending and supplementing several articles of Circular No. 96/2020/TT-BTC.

Căn cứ trên Kết quả hoạt động sản xuất kinh doanh trên báo cáo tài chính hợp nhất 6 tháng đầu năm 2026 và cùng kỳ năm 2025.

Based on the Business Production and Operation Results on consolidated bases in the consolidated financial statements for 6-month period ended 30 June 2026 and the same period of 2025.

Công ty Cổ phần Tập Đoàn Hòa Phát giải trình nguyên nhân tăng kết quả sản xuất kinh doanh hợp nhất như sau:

Hoa Phat Group Joint Stock Company hereby explains the reasons for the improvement in consolidated business results as follows:

Sáu tháng đầu năm 2026, Tập Đoàn Hòa Phát đạt Lợi nhuận sau thuế hợp nhất là 15.480 tỷ đồng, tăng 7.866 tỷ đồng tương ứng 103% so với cùng kỳ năm 2025 (7.614 tỷ đồng). Trong đó, ngành sản xuất kinh doanh thép đóng góp hơn 68% vào kết quả kinh doanh hợp nhất của Tập đoàn. Trong 6 tháng đầu năm 2026, nhóm ngành này đem lại lợi nhuận tốt hơn so với cùng kỳ năm 2025 nhờ sự đóng góp của Dung Quất 2 khi dự án này đi vào hoạt động; đồng thời, do nhu cầu tiêu dùng trong nước được cải thiện, chi phí sản xuất ổn định, giá nguyên nhiên liệu



giảm so với cùng kỳ năm trước. Thép xây dựng Hòa Phát tiếp tục duy trì thị phần số 1 trên thị trường và giữ vững thị phần 36% tại ngày 30/06/2026; sản lượng tiêu thụ thép xây dựng, thép chất lượng cao và phôi thép tăng 32% so với cùng kỳ năm 2025. Bên cạnh đó, trong kỳ, Tập đoàn đã chuyển nhượng toàn bộ cổ phần sở hữu tại một số công ty con, mang lại 4.929 tỷ đồng doanh thu tài chính, giúp lợi nhuận hợp nhất của Tập đoàn tăng mạnh so với cùng kỳ.

For the six months of 2026, Hoa Phat Group recorded consolidated profit after tax of VND 15,480 billion, an increase of VND 7,866 billion, equivalent to 103%, compared to the same period in 2025 (VND 7,614 billion). The steel production and trading segment accounted for more than 68% of the Group's consolidated business results. In the first six months of 2026, this segment generated higher profit compared with the same period in 2025, primarily attributable to the contribution of Dung Quat 2 following the commencement of its operations, together with improved domestic consumption demand, stable production costs, and lower prices of raw materials and fuel compared with the same period of the previous year. Hoa Phat construction steel continued to maintain its leading market position, sustaining a market share of 36% as at 30 June 2026; sales volume of construction steel, high-quality steel, and steel billets increased by 32% compared with the same period in 2025. In addition, during the period, the Group transferred its entire equity interests in certain subsidiaries, generating VND 4,929 billion in financial income, thereby contributing significantly to the year-on-year increase in the Group's consolidated profit.

Trân trọng!

Sincerely.

 NGƯỜI ĐẠI DIỆN THEO PHÁP LUẬT

AUTHORIZED REPRESENTATIVE

Nơi nhận:

- Như trên
- Lưu



TỔNG GIÁM ĐỐC
Nguyễn Việt Cường

