CÔNG TY CỔ PHẦN TẬP ĐOÀN HÒA PHÁT ***HOA PHAT GROUP*** ------- Số: 11/2026/TB-TĐHP *No.: 11/2026/TB-TĐHP*	**CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM** **Độc lập - Tự do - Hạnh phúc** **THE SOCIALIST REPUBLIC OF VIETNAM** **Independence - Freedom - Happiness** --------------- *Hưng Yên, ngày 28 tháng 08 năm 2026* *Hung Yen,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 Fax:

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

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

Báo cáo tài chính riêng 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 riêng đã được kiểm toán 6 tháng đầu năm 2026/ *The Audited Separate Financial Statements for the 6-month period ended 30 June 2026 and Explanation of the variance in Profit After Tax in the Audited Separate 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.*

M.S.D.N: 090018 CÔNG CỔ PH TẬP Đ HÒA P TỈNH HƯ

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

M.S.D.N: 0900189284 - C.T.C.P
CÔNG TY CỔ PHẦN TẬP ĐOÀN HÒA PHÁT
TỈNH HƯNG YÊN

TỔNG GIÁM ĐỐC
Nguyễn Việt Thắng

Deloitte.

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

REVIEWED INTERIM SEPARATE FINANCIAL STATEMENTS

For the 6-month period ended 30 June 2026

TABLE OF CONTENTS

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 Company's interim separate financial statements for the 6-month period ended 30 June 2026.

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

The members of the Board of Directors, Board of Management, Board of Supervisors and Chief Accountant of the Company 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

Board of Supervisors

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

BOARD OF MANAGEMENT'S STATEMENT OF RESPONSIBILITY

The Board of Management of the Company is responsible for preparing the interim separate financial statements, which give a true and fair view of the interim separate financial position of the Company as at 30 June 2026, and its interim separate financial performance and its interim separate 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 financial reporting. In preparing these interim separate 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 applicable accounting principles have been followed, subject to any material departures disclosed and explained in the interim separate financial statements;
- prepare the interim separate financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business; and
- design and implement an effective internal control system for the purpose of properly preparing and presenting the interim separate financial statements so as to minimize errors and frauds.

STATEMENT OF THE BOARD OF MANAGEMENTS (Continued)

BOARD OF MANAGEMENT'S STATEMENT OF RESPONSIBILITY (Continued)

The Board of Management is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Company and that the interim separate financial statements comply with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to interim financial reporting. The Board of Management is also responsible for safeguarding the assets of the Company 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 separate financial statements.

For and on behalf of the Board of Management,

M.S.D.N: 0900189284 - C.T.C.P
CÔNG TY CỔ PHẦN TẬP ĐOÀN HÒA PHÁT
TỈNH HƯNG YÊN

Nguyen Viet Thang
General Director
Legal Representative

28 August 2026

Deloitte.

Deloitte Vietnam Audit Co. Ltd
12th Floor, Diamond Park Plaza
16 Lang Ha, Giang Vo Ward
Hanoi
Vietnam
Tel: +84 24 710 50000
www.deloitte.com/vn

No.: 0313 /VN1A-HN-BC

REPORT ON REVIEW OF INTERIM SEPARATE 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 separate financial statements of Hoa Phat Group Joint Stock Company (the "Company"), approved on 28 August 2026, as set out from page 05 to page 42, which comprise the interim separate statement of financial position as at 30 June 2026, and the interim separate statement of income, and interim separate statement of cash flows for the 6-month period then ended, and a summary of significant accounting policies and other explanatory information.

The Board of Management's Responsibility for the Interim separate financial statements

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

Auditors' Responsibility

Our responsibility is to express a conclusion on the accompanying interim separate 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 separate 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.

Deloitte.

REPORT ON REVIEW OF INTERIM SEPARATE FINANCIAL STATEMENTS (Continued)

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim separate financial statements do not present fairly, in all material respects, the interim separate financial position of the Company as at 30 June 2026, and its interim separate financial performance and its interim separate 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 separate financial reporting.

M.S.D.N: 0100112500-C.T.T.N.H.H
CÔNG TY TNHH KIỂM TOÁN DELOITTE VIỆT NAM
THÀNH PHỐ HÀ NỘI

Pham 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

HOA PHAT GROUP JOINT STOCK COMPANY
Pho Noi A Industrial Zone, Nguyen Van Linh Commune,
Hung Yen Province, Vietnam

FORM B 01a-DN
Circular No. 99/2025/TT-BTC
dated 27 October 2025 of the Ministry of Finance

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Unit: VND

	ASSETS	Codes	Notes	Closing balance	Opening balance (Reclassified)
A.	**CURRENT ASSETS**	**100**		**1,073,142,041,072**	**1,383,355,031,957**
I.	**Cash and cash equivalents**	**110**	**5**	**547,385,259,764**	**484,137,929,006**
1.	Cash	111		98,713,492,644	38,764,857,088
2.	Cash equivalents	112		448,671,767,120	445,373,071,918
II.	**Short-term financial investments**	**120**	**6**	**124,514,190,411**	**267,361,105,765**
1.	Short-term held-to-maturity investments	123		124,514,190,411	267,361,105,765
III.	**Short-term receivables**	**130**		**346,119,681,138**	**597,532,351,527**
1.	Short-term trade receivables	131	7	316,563,453,012	225,070,769,168
2.	Short-term advances to suppliers	132		13,224,320,814	4,685,352,083
3.	Other short-term receivables	135	8	16,331,907,312	367,776,230,276
IV.	**Inventories**	**140**		**2,762,749,330**	**1,986,588,655**
1.	Inventories	141		2,762,749,330	1,986,588,655
V.	**Other short-term assets**	**160**		**52,360,160,429**	**32,337,057,004**
1.	Short-term deferred expenses	161	9	50,411,502,416	30,307,726,930
2.	Value added tax deductibles	162		801,548,211	882,220,272
3.	Taxes and other receivables from the State budget	163	15	1,147,109,802	1,147,109,802
B.	**NON-CURRENT ASSETS**	**200**		**102,853,923,190,774**	**97,287,423,659,648**
I.	**Long-term receivables**	**210**		**1,996,218,461,019**	**4,195,000,000**
1.	Other long-term receivables	215	8	1,996,218,461,019	4,195,000,000
II.	**Fixed assets**	**220**		**29,822,052,517**	**38,934,232,937**
1.	Tangible fixed assets	221	10	24,648,270,365	32,832,232,331
	- Cost	*222*		*186,555,359,428*	*187,305,906,852*
	- Accumulated depreciation	*223*		*(161,907,089,063)*	*(154,473,674,521)*
2.	Intangible assets	227	11	5,173,782,152	6,102,000,606
	- Cost	*228*		*29,662,833,440*	*29,662,833,440*
	- Accumulated amortisation	*229*		*(24,489,051,288)*	*(23,560,832,834)*
III.	**Investment property**	**240**	**12**	**73,001,017,186**	**79,481,693,590**
	- Cost	*241*		*259,227,056,200*	*259,227,056,200*
	- Accumulated depreciation	*242*		*(186,226,039,014)*	*(179,745,362,610)*
IV.	**Long-term assets in progress**	**250**		**7,840,967,750**	**7,840,967,750**
1.	Construction in progress	252		7,840,967,750	7,840,967,750
V.	**Long-term financial investments**	**260**		**100,701,537,820,000**	**97,117,749,440,000**
1.	Investments in subsidiaries	261	6	100,621,137,820,000	97,018,349,440,000
2.	Long-term held-to-maturity investments	265	6	80,400,000,000	99,400,000,000
VI.	**Other long-term assets**	**270**		**45,502,872,302**	**39,222,325,371**
1.	Long-term deferred expenses	271	9	45,502,872,302	39,222,325,371
	TOTAL ASSETS (270=100+200)	**280**		**103,927,065,231,846**	**98,670,778,691,605**

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

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION (Continued)

As at 30 June 2026

Unit: VND

	RESOURCES	Codes	Notes	Closing balance	Opening balance (Reclassified)
C.	**LIABILITIES**	**300**		**3,732,354,010,804**	**4,239,852,223,395**
I.	**Current liabilities**	**310**		**3,442,354,010,804**	**1,380,352,223,395**
1.	Short-term trade payables	311	13	35,127,089,178	38,729,574,662
2.	Dividends and profit payable	313		1,378,434,131	717,420,631
3.	Short term taxes and amounts payable to the State budget	314	15	152,729,821,635	5,336,528,393
4.	Payables to employees	315		2,256,471,800	12,474,675,078
5.	Short-term accrued expenses	316	14	19,308,014,959	17,879,140,141
6.	Short-term deferred revenue	319		26,428,886,539	3,912,768,409
7.	Other current payables	320		13,584,229,658	22,464,299,289
8.	Short-term loans and obligations under finance leases	321	17	2,482,000,000,000	400,000,000,000
9.	Bonus and welfare funds	323	16	709,541,062,904	878,837,816,792
II.	**Long-term liabilities**	**330**		**290,000,000,000**	**2,859,500,000,000**
1.	Long-term loans and obligations under finance leases	339	18	290,000,000,000	2,859,500,000,000
D.	**EQUITY**	**400**	**19**	**100,194,711,221,042**	**94,430,926,468,210**
1.	Owners' 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		14,376,628,220,213	16,287,830,117,381
	- Retained earnings accumulated to the prior year end	*420a*		*4,515,941,539,881*	*2,213,660,502,223*
	- Retained earnings of the current period/year	*420b*		*9,860,686,680,332*	*14,074,169,615,158*
	TOTAL RESOURCES (440=300+400)	**440**		**103,927,065,231,846**	**98,670,778,691,605**

M.S.D.N: 0900189284 - C.T.C.P
CÔNG TY CỔ PHẦN TẬP ĐOÀN HÒA PHÁT
TỈNH HƯNG YÊN

Nguyen Dieu Linh	**Pham Thi Kim Oanh**	**Nguyen Viet Thang**
Preparer	**Chief Accountant**	**General Director**
		Legal Representative

Approved on 28 August 2026

HOA PHAT GROUP JOINT STOCK COMPANY
Pho Noi A Industrial Zone, Nguyen Van Linh Commune,
Hung Yen Province, Vietnam

FORM B 02a-DN
Circular No. 99/2025/TT-BTC
dated 27 October 2025 of the Ministry of Finance

INTERIM SEPARATE 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**	**21**	**172,579,139,181**	**177,662,880,141**
2.	Deductions	02		-	1,460,500
3.	**Net revenue from goods sold and services rendered (10=01-02)**	**10**		**172,579,139,181**	**177,661,419,641**
4.	Cost of sales	11	22	129,433,342,364	126,525,372,761
5.	**Gross profit from goods sold and services rendered (20=10-11)**	**20**		**43,145,796,817**	**51,136,046,880**
6.	Financial income	22	24	9,975,683,944,853	5,499,712,962,181
7.	Financial expenses	23	25	45,931,157,532	62,018,961,390
	- In which: Borrowing costs	*24*		*45,931,157,532*	*62,018,158,906*
8.	Selling expenses	25		-	10,709,626
9.	General and administration expenses	26	26	112,394,505,190	108,802,204,269
10.	**Operating profit (30=20+(22-23)-(25+26))**	**30**		**9,860,504,078,948**	**5,380,017,133,776**
11.	Other income	31		237,050,000	30,082,136
12.	Other expenses	32		54,448,616	51,027,882
13.	**Profit/(losses) from other activities (40=31-32)**	**40**		**182,601,384**	**(20,945,746)**
14.	**Accounting profit before tax (50=30+40)**	**50**		**9,860,686,680,332**	**5,379,996,188,030**
15.	Current corporate income tax expense	51	27	-	-
16.	**Net profit after corporate income tax (60=50-51)**	**60**		**9,860,686,680,332**	**5,379,996,188,030**

M.S.D.N: 0900189284 - C.T.C.P
CÔNG TY CỔ PHẦN TẬP ĐOÀN HÒA PHÁT
TỈNH HƯNG YÊN

Nguyen Dieu Linh
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 separate financial statements

INTERIM SEPARATE 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***	***9,860,686,680,332***	***5,379,996,188,030***
2.	***Adjustments for:***			
	Depreciation and amortisation of fixed assets and investment properties	02	15,880,440,786	23,549,802,713
	Foreign exchange losses arising from translating foreign currency-denominated monetary items	04	63,360	802,484
	Gain from investing, financing activities	05	(9,956,213,660,423)	(5,499,334,194,910)
	Borrowing costs	06	45,931,157,532	62,018,158,906
3.	***Operating losses before movements in working capital***	***08***	***(33,715,318,413)***	***(33,769,242,777)***
	Increase, decrease in receivables	09	(2,085,583,841,906)	(102,142,167,576)
	Increase, decrease in inventories	10	(776,160,675)	(1,070,199,987)
	Increase, decrease in payables (excluding accrued loan interest and corporate income tax payable)	11	151,402,753,825	(28,068,556,847)
	Increase, decrease in deferred expenses	12	(26,384,322,417)	(33,529,539,348)
	Borrowing costs paid	14	(48,696,383,560)	(44,072,180,824)
	Other cash outflows	17	(428,099,978,888)	(270,209,062,848)
	Net cash used in operating activities	***20***	***(2,471,853,252,034)***	***(512,860,950,207)***
II.	**CASH FLOWS FROM INVESTING ACTIVITIES**			
1.	Acquisition and construction of fixed assets and other long-term assets	21	(707,018,939)	(850,625,713)
2.	Proceeds from sale, disposal of fixed assets and other long-term assets	22	237,050,000	375,840,000
3.	Cash outflow for lending, buying debt instruments of other entities	23	(1,035,000,000,000)	(588,767,090,411)
4.	Cash recovered from lending, selling debt instruments of other entities	24	1,189,767,090,411	357,546,575,342
5.	Equity investments in other entities	25	(3,616,000,000,000)	(9,430,000,000,000)
6.	Cash recovered from investments in other entities	26	49,071,920,166	249,997,980,000
7.	Interest earned, dividends and profits received	27	10,272,303,455,154	5,504,609,561,375
	Net cash generated by/(used in) investing activities	***30***	***6,859,672,496,792***	***(3,907,087,759,407)***

INTERIM SEPARATE 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 borrowings	33	2,482,000,000,000	5,024,500,000,000
2.	Repayment of borrowings	34	(2,969,500,000,000)	(102,000,000,000)
3.	Dividends and profit distributions paid	36	(3,837,071,914,000)	-
	Net cash (used in)/ generated by financing activities	***40***	***(4,324,571,914,000)***	***4,922,500,000,000***
	Net increases in cash (50=20+30+40)	**50**	**63,247,330,758**	**502,551,290,386**
	Cash and cash equivalents at the beginning of the period	**60**	**484,137,929,006**	**319,257,876,941**
	Cash and cash equivalents at the end of the period (70=50+60)	**70**	**547,385,259,764**	**821,809,167,327**

M.S.D.N: 0900189284 - C.T.C.P
CÔNG TY CỔ PHẦN TẬP ĐOÀN HÒA PHÁT
TỈNH HƯNG YÊN

Nguyen Dieu Linh
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 separate financial statements

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

These notes are an integral part of and should be read in conjunction with the accompanying interim separate 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 Department of Planning and Investment of Hung Yen Province (known as the Hung Yen Department of Finance) 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 with 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 as at 30 June 2026 is 152 (as at 31 December 2025: 131).

Operating industry and principal activities

The operating industry of the Company includes:

- 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 stainless - steel pipes;
- Production and trading of galvanized steel sheet, color coated steel sheets and galvalume steel sheets;
- 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.

The Company's main business activities during the period are office leasing, advertisement, and financial investments.

Normal production and business cycle

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

The Company's structure

As at 30 June 2026, the Company has dependent units and directly owned subsidiaries as follows:

Dependent units of the Company:

Company name	Place of establishment and operation	Certificate of Branch Operation Registration
Hoa Phat Group Joint Stock Company – Hanoi Branch	No. 66, Nguyen Du Street, Cua Nam Ward, Hanoi City	Certificate of Branch Operation Registration No. 0900189284-002, dated 5 September 2002
Hoa Phat Group Joint Stock Company – Ho Chi Minh City Branch	No. 22, Vo Van Kiet Street, Ben Thanh Ward, Ho Chi Minh City	Certificate of Branch Operation Registration No. 0900189284-005, dated 3 January 2009

Subsidiaries of the Company:

No	Company name	Place of establishment and operation	Percentage of ownership (%)	Percentage of voting right (%)	Principle activities
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 (iv)	Hanoi	99.9811%	99.9811%	Investment, construction and trading of real estate and auxiliary activities
5	Hoa Phat Home Appliances Joint Stock Company (v)	Hanoi	99.9167%	99.9167%	Investment, production and trading of electrical home appliances

(i) On 09 April 2026, the Company's Board of Directors approved Resolution No. 05/NQHP-2026 regarding an additional capital contribution of VND 4,750,000,000,000 to Hoa Phat Iron and Steel Joint Stock Company, with the additional capital contribution to be completed no later than 31 December 2026. As at 30 June 2026, the Company had contributed VND 3,566,000,000,000 via bank transfer. Accordingly, the Company's percentage of ownership and voting rights in Hoa Phat Iron and Steel Joint Stock Company increased from 99.9989% to 99.9990%.

(ii) On 22 June 2026, the Company's Board of Directors approved Resolution No. 09/NQHP-2026 regarding an additional capital contribution of VND 50,000,000,000 to Hoa Phat Steel Products Joint Stock Company. As at 30 June 2026, the Company had fully contributed this amount via bank transfer. Accordingly, the Company's proportion of ownership and voting rights in Hoa Phat Steel Products Joint Stock Company increased from 99.996023% to 99.996045%.

(iii) Hoa Phat Agriculture Development Joint Stock Company ("HPA") completed its initial public offering ("IPO") and became a listed public company on 8 January 2026. A total of 30,000,000 shares were successfully offered, equivalent to VND 300,000,000,000 in par value. The Company did not subscribe for any additional shares of HPA in this offering. On 12 January 2026, the Board of Directors of the Company approved Resolution No. 02/NQHP-2026 regarding the transfer of shares in Hoa Phat Agriculture Development Joint Stock Company. The total number of shares transferred was 1,321,162 shares, equivalent to VND 13,211,620,000 in par value. The transfer was completed on 16 January 2026. As a result, the Company's ownership interest and voting rights in Hoa Phat Agriculture Development Joint Stock Company decreased from 94.9992% to 84.5357%.

Disclosure of information comparability in the interim separate financial statements

Corresponding figures in the interim separate statement of financial position and the corresponding notes are the figures of the audited separate financial statements for the year ended 31 December 2025, with certain reclassifications made as disclosed in Note 32.

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

2. ACCOUNTING CONVENTION AND ACCOUNTING PERIOD

Accounting convention

The accompanying interim separate 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 financial reporting.

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

The Company also prepares interim consolidated financial statements in another report by consolidating the interim separate financial statements of the Company and the interim separate financial statements of its subsidiaries. These interim separate financial statements should be read in conjunction with the Company's interim consolidated financial statements for the six-month period ended 30 June 2026 in order to obtain comprehensive information about the Company's interim consolidated financial position, interim consolidated results of operations and interim consolidated cash flows for the period.

Accounting period

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

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

3. ADOPTION OF NEW ACCOUNTING GUIDANCE

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, except for contents relating to accounting guidance for the equitization of State-owned enterprises, and the circulars amending and supplementing Circular 200.

The Company has adopted the changes in accounting guidance prescribed by Circular 99 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, as disclosed in Note 32.

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

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

Estimates

The preparation of interim separate financial statements in conformity with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to interim 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 separate 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.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits, 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 Company has the intention and ability to hold until maturity. Held-to-maturity investments include term deposits, loans held to maturity for the purpose of earning 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 Company 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 Company's held-to-maturity investments may not be recoverable.

Investments in subsidiaries

A subsidiary is an entity over which the Company has control. Control is achieved where the Company has the power to govern the financial and operating policies of an investee enterprise so as to obtain benefits from its activities.

The Company initially recognises investments in subsidiaries at cost, including the purchase price and directly attributable costs of the investment. The Company recognises as income in the interim separate income statement its share of accumulated net profits of the investees arising after the acquisition date. Any distributions received by the Company other than the aforementioned profit distributions are considered a recovery of the investment and are recognised as a reduction of the carrying amount of the investment.

Investments in subsidiaries are carried in the interim separate statement of financial position at cost less provision for impairment of such investments (if any).

Business cooperation contracts in the form of profit-sharing arrangements after tax where the Company has joint control

Business activities in which the Company has joint control under contractual arrangements in the form of business cooperation contracts with profit-sharing after tax, whereby the participating parties are entitled to benefits depending on the performance of the cooperation contract, without forming a separate entity, are accounted for by the Company in accordance with prevailing accounting regulations.

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 measured at the lower of cost and net realisable value. Cost comprises direct materials, direct labour and production overheads, where applicable, incurred in bringing the inventories to their present location and condition.

The Company 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 interim separate statement of financial position date.

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 direct attributable costs required to bring the assets to the location and condition necessary for their intended use by the Company.

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

	Years
Buildings and structures	10
Machinery and equipment	02 - 10
Office equipment	02 - 10
Vehicles	06 - 10

Leasing

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

The Company 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 income statement using straight-line method over the lease term.

The Company 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 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.

Intangible assets and amortization

The costs of intangible assets comprise all expenditures incurred by the Company 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.

Intangible assets include land use rights and computer software.

Land use rights

Intangible assets representing indefinite and definite land use rights are sated at cost less accumulated amortisation. Land use rights with indefinite term are not amortised. Definite land use rights are amortised using the straight-line method based on the useful lives of the land plots.

Computer software

The purchase cost of new computer software, which is not an integral part of the related hardware, is capitalized and recorded as an intangible asset. Computer software is amortized using the straight-line method over 1.5 years to 6 years.

Investment property

Investment property is the office building located at 39 Nguyen Dinh Chieu Street, Hai Ba Trung Ward, Hanoi City held by the Company to earn rentals. Investment properties held to earn rentals are stated at cost less accumulated depreciation. The costs of self-constructed investment properties are the finally accounted for construction or directly attributable costs of the properties.

Subsequent expenditures incurred after an investment property has been put into operation for rental purposes, such as repair and maintenance expenses, are recognized in the interim separate income statement in the period in which they are incurred. In cases where it can be clearly demonstrated that such expenditure increases the future economic benefits expected to be obtained from the use of the investment property beyond its originally assessed standard of performance, such expenditures are capitalized as an addition to the historical cost of the investment property.

Investment properties held to earn rentals are depreciated using the straight-line method over their estimated useful lives of 20 years.

Construction in progress

Properties in the course of construction for production, rental or administrative purposes, or for other purposes, are carried at cost includes costs that are necessary to form the assets in accordance with the Company's accounting policy. Depreciation of these assets, on the same basis as other assets, commences when the assets are in the location and condition necessary for them to be capable of operating in the manner intended by the Company.

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 advertising expenses, office rental expenses, tools and supplies, asset repair expenses and other deferred expenses.

Office rentals represent rentals that have been paid in advance. Prepaid office rentals are charged to the interim separate income statement using the straight-line method over the lease term.

Advertisement expenses, tools and supplies issued for consumption, asset repair expenses and other deferred expenses are allocated to the interim separate income statement using the straight-line method in accordance with the current prevailing accounting regulations.

Trade payables

Trade payables represent liabilities arising from the purchase of goods, services or assets from suppliers in the ordinary course of the Company'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 Company 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 payables for goods and services received from suppliers or already provided to customers during the reporting period but not yet paid, and expenses which have not yet actually arisen but are accrued in advance into production and business expenses of the current accounting period.

Deferred revenue

Deferred revenue is the amounts received in advance relating to multiple accounting periods. The Company recognizes unearned revenue in proportion to its obligations that the Company will have to perform in the future. When the revenue recognition conditions are satisfied, unearned revenue will be recognized in the interim separate income statement for the period corresponding to the portion that meets the revenue recognition conditions.

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.

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 Company's Charter and the regulations of Vietnamese law.

Dividends are declared and paid from retained earnings based on the approval of shareholders at the Company's Annual General Meeting of Shareholders.

Bonus and welfare fund

Bonus and welfare fund is deducted from the profit after corporate income tax of the Company 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 Company'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 Company 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.

Revenue recognition and other income

Revenue from services rendered

Revenue of a transaction involving the rendering of services is recognised 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 recognised in each period by reference to the percentage of completion of the transaction at the interim separate statement of financial position date 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 Company;
(c)the percentage of completion of the transaction at the interim separate statement of financial position date can be measured reliably; and
(d) the costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

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 Company's right to receive payment has been established.

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

Sales deductions

Sales deductions include sales discount.

Sales deductions incurred in the same period of the related revenue from 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 reporting period incurred after the interim separate statement of financial position date but before the issuance of the financial statements, the Company recorded as revenue deductions for the reporting 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.

Selling expenses

Selling expenses are expenses incurred that are directly related to the sale of products, merchandise and the rendering of services by the Company 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 Company, which are not directly attributable to sales or production activities, and are recognised as expenses in the period on an accrual basis.

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 separate statement of financial position are retranslated at the average bank transfer buying and selling exchange rates of commercial bank where the Company 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 Company maintains such deposit accounts. Exchange differences arising from the translation of these accounts are recognised in the interim separate income statement.

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 comprise interest expense and other costs directly attributable to the Company's borrowings.

Borrowing costs are recognised in the interim separate income statement in the period when incurred unless they 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 added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale.

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 separate 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 separate financial statements and their 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 Company 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 Company 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	Opening balance
	VND	VND
Cash on hand	608,201,059	820,836,566
Bank demand deposits	98,105,291,585	37,944,020,522
- *Bank no. 01*	*74,883,601,590*	*13,060,499,707*
- *Other banks*	*23,221,689,995*	*24,883,520,815*
Cash equivalents (i)	448,671,767,120	445,373,071,918
	547,385,259,764	**484,137,929,006**

(i) Cash equivalents represent deposits at commercial banks with original terms not exceeding three months at interest rates from 3.4% per year to 4.75% per year (31 December 2025: 4.75% per year).

6. FINANCIAL INVESTMENTS

a. Short-term held-to-maturity investments

	Closing balance			Opening balance (Reclassified)		
			VND			VND
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
Term deposits	-	-	-	267,361,105,765	267,361,105,765	-
Loans (i)	124,514,190,411	124,514,190,411	-	-	-	-
	124,514,190,411	**124,514,190,411**	**-**	**267,361,105,765**	**267,361,105,765**	**-**

(i) Loan receivables represent unsecured VND-denominated loans provided to Hoa Phat Ha Nam Home Appliances Joint Stock Company (the Company's indirect subsidiary) to finance their working capital needs for business operations at the interest rate of 4.75%/year with the term ranging from 5-6 months.

b. Long-term held-to-maturity investments

	Closing balance			Opening balance		
			VND			VND
	Cost	Recoverable amount	Provision	Cost	Recoverable amount	Provision
Loans (ii)	80,400,000,000	80,400,000,000	-	99,400,000,000	99,400,000,000	-
Hoa Phat Ha Nam Home Appliances Joint Stock Company	*80,400,000,000*	*80,400,000,000*	-	*80,400,000,000*	*80,400,000,000*	-
Hoa Phat Phu Tho Poultry One Member Limited Liability Company	-	-	-	*19,000,000,000*	*19,000,000,000*	-
	80,400,000,000	**80,400,000,000**	**-**	**99,400,000,000**	**99,400,000,000**	**-**

(ii) Loan receivables represent unsecured VND-denominated loans provided to the Company's indirect subsidiaries to finance their working capital needs for business operations at the interest rate of 5.5% per annum, with maturities of 3 to 5 years.

c. **Long-term financial investments**

	Closing balance			Opening balance		
			VND			VND
	Cost	Fair value	Provision	Cost	Fair value	Provision
Hoa Phat Iron and Steel Joint Stock Company	77,565,220,000,000	(iii)	-	73,999,220,000,000	(iii)	-
Hoa Phat Real Estate Development Joint Stock Company	10,598,000,000,000	(iii)	-	10,598,000,000,000	(iii)	-
Hoa Phat Steel Products Joint Stock Company	8,849,650,000,000	(iii)	-	8,799,650,000,000	(iii)	-
Hoa Phat Agriculture Development Joint Stock Company (iv)	2,409,267,820,000	8,143,325,231,600	-	2,422,479,440,000	(iii)	-
Hoa Phat Home Appliances Joint Stock Company	1,199,000,000,000	(iii)	-	1,199,000,000,000	(iii)	-
	100,621,137,820,000		-	**97,018,349,440,000**		-

(iii) The Company has not determined the fair values of its financial investments as at the end of the reporting period as the prevailing accounting regulations do not provide specific guidance on the determination of fair values for investments in unlisted entities.

(iv) The fair value of the investment in Hoa Phat Agriculture Development Joint Stock Company was determined based on the closing market price of its shares quoted on the stock exchange and the number of shares held by the Company as at the latest trading date prior to 30 June 2026.

During the period, all subsidiaries of the Company reported profitable operating results.

Balances outstanding at the reporting date and significant transactions between the Company and its subsidiaries during the period are disclosed in Note 28.

7. SHORT-TERM TRADE RECEIVABLES

	Closing balance	VND	Opening balance	VND
	Carrying amount	Provision amount	Carrying amount	Provision amount
A. Short-term trade receivables from non-related parties	**84,882,722**	**-**	**67,866,885**	**-**
Others	84,882,722	-	67,866,885	-
b. Short-term trade receivables from related parties	**316,478,570,290**	**-**	**225,002,902,283**	**-**
(Details stated in Note 28)	316,478,570,290	-	225,002,902,283	-
	316,563,453,012	**-**	**225,070,769,168**	**-**

8. OTHER RECEIVABLES

	Closing balance	VND	Opening balance	VND
	Carrying amount	Provision amount	Carrying amount	Provision amount
a. Current				
Payments on-behalf-of	15,714,683,758	-	22,129,240,717	
Dividends receivables	-	-	345,000,000,000	-
Other receivables	617,223,554	-	646,989,559	
	16,331,907,312	**-**	**367,776,230,276**	**-**
Included: Other short-term receivables with related parties (Details stated in Note 28)	*697,075,918*		*352,213,146,729*	
b. Non-current				
Receivable under the joint venture cooperation agreement (i)	1,600,000,000,000	-	-	-
Long-term deposits	361,195,000,000	-	4,195,000,000	-
Receivable from the Business Cooperation Contract (BCC) under the Company's joint control (ii)	35,023,461,019	-	-	-
	1,996,218,461,019	**-**	**4,195,000,000**	**-**
Included: Other long-term receivables with related parties (Details stated in Note 28)	*35,023,461,019*	-	-	-

(i) Amounts transferred to a consortium partner pursuant to the Consortium Agreement No. 02/2026/TTLD dated 8 May 2026 regarding the cooperation in implementing the Red River Riverside Boulevard Construction Investment Project under a Public-Private Partnership (PPP) arrangement in the form of a Build-Transfer (BT) contract.

(ii) Represents a receivable relating to the Business Cooperation Contract dated 24 March 2026 between the Company and Hoa Phat Ha Nam Home Appliances Joint Stock Company (a subsidiary of the Company) regarding the joint investment in the Electronic Circuit Board Manufacturing Project under a jointly controlled contractual arrangement without the establishment of a separate legal entity, whereby profits after tax are shared among the parties. The term of the business cooperation arrangement is 30 years.

9. DEFERRED EXPENSES

	Closing balance	Opening balance
	VND	VND
a. Current		
Advertising expenses	24,007,265,264	11,316,545,400
Office rental expenses	25,927,587,236	16,769,563,970
Tools and supplies	323,721,843	587,256,977
Others	152,928,073	1,634,360,583
	50,411,502,416	**30,307,726,930**
b. Non-current		
Assets repair expenses	18,979,579,345	21,072,943,340
Tools and supplies	427,625,391	500,864,341
Others	26,095,667,566	17,648,517,690
	45,502,872,302	**39,222,325,371**

10. INCREASES, DECREASES IN TANGIBLE FIXED ASSETS

	Buildings and structures	Machinery and equipment	Vehicles	Office equipment	Total
	VND	VND	VND	VND	VND
COST					
Opening balance	**5,687,295,643**	**7,422,420,999**	**79,181,378,429**	**95,014,811,781**	**187,305,906,852**
Purchase in the period	-	473,361,360	-	233,657,579	707,018,939
Disposals	-	-	(966,254,545)	(491,311,818)	(1,457,566,363)
Closing balance	**5,687,295,643**	**7,895,782,359**	**78,215,123,884**	**94,757,157,542**	**186,555,359,428**
ACCUMULATED DEPRECIATION					
Opening balance	**4,494,940,973**	**6,017,534,949**	**56,684,930,211**	**87,276,268,388**	**154,473,674,521**
Charge for the period	284,365,224	390,999,317	4,701,792,904	3,460,163,483	8,837,320,928
Disposals	-	-	(912,594,568)	(491,311,818)	(1,403,906,386)
Closing balance	**4,779,306,197**	**6,408,534,266**	**60,474,128,547**	**90,245,120,053**	**161,907,089,063**
NET BOOK VALUE					
Opening balance	**1,192,354,670**	**1,404,886,050**	**22,496,448,218**	**7,738,543,393**	**32,832,232,331**
Closing balance	**907,989,446**	**1,487,248,093**	**17,740,995,337**	**4,512,037,489**	**24,648,270,365**

As at 30 June 2026, the cost of the Company's fixed assets includes VND 97,504,480,873 (31 December 2025: VND 77,278,973,668) of assets which have been fully depreciated but are still in use.

As at 30 June 2026, details of existing tangible fixed assets individually representing 10% or more of the total carrying value of tangible fixed assets are as follows:

Tangible fixed assets	Cost (VND)
Tangible fixed asset code A4.18.53	25,502,300,000
Tangible fixed asset code A5.1.27	19,544,000,000
	45,046,300,000

11. INCREASES, DECREASES IN INTANGIBLE ASSETS

	Land use rights	Software	Total
	VND	VND	VND
COST			
Opening balance	**2,755,408,500**	**26,907,424,940**	**29,662,833,440**
Closing balance	**2,755,408,500**	**26,907,424,940**	**29,662,833,440**
ACCUMULATED AMORTISATION			
Opening balance	-	**23,560,832,834**	**23,560,832,834**
Charge for the period	-	928,218,454	928,218,454
Closing balance	-	**24,489,051,288**	**24,489,051,288**
NET BOOK VALUE			
Opening balance	**2,755,408,500**	**3,346,592,106**	**6,102,000,606**
Closing balance	**2,755,408,500**	**2,418,373,652**	**5,173,782,152**

As at 30 June 2026, the cost of intangible assets includes VND 20,187,424,940 (31 December 2025: VND 19,765,339,940) of assets which have been fully amortized but are still in use.

As at 30 June 2026, details of existing intangible assets individually representing 10% or more of the total carrying value of intangible assets are as follows:

Intangible assets	**Cost (VND)**
Intangible asset code A7.1.12	10,881,277,200
Intangible asset code A7.1.18	6,420,000,000
	17,301,277,200

12. INCREASES, DECREASES IN INVESTMENT PROPERTIES

	Buildings	Total
	VND	VND
COST		
Opening balance	**259,227,056,200**	**259,227,056,200**
Closing balance	**259,227,056,200**	**259,227,056,200**
ACCUMULATED DEPRECIATION		
Opening balance	**179,745,362,610**	**179,745,362,610**
Charge for the period	6,480,676,404	6,480,676,404
Closing balance	**186,226,039,014**	**186,226,039,014**
NET BOOK VALUE		
Opening balance	**79,481,693,590**	**79,481,693,590**
Closing balance	**73,001,017,186**	**73,001,017,186**

The Company's investment property is an office building located at 39 Nguyen Dinh Chieu Street, Hai Ba Trung Ward, Hanoi.

In accordance with Vietnamese Accounting Standard No. 05 - Investment Property, the fair value of investment property is required to be disclosed. As at 30 June 2026, the Company is in the process of assessing the fair value of these investment properties.

13. SHORT-TERM TRADE PAYABLES

	Closing balance VND	Opening balance VND
a. Short-term trade payables from non-related parties	**35,049,625,260**	**38,687,410,568**
Hai Au Aviation Joint Stock Company	12,740,790,000	-
CMC Technology & Solution Corporation Limited Liability Company	7,626,644,000	-
OneCAD Vietnam Company Limited	-	5,012,700,000
Nhat Nam Printing Trading Joint Stock Company	-	4,362,605,360
Others	13,652,724,525	29,312,105,208
b. Short-term trade payables from related parties (Details stated in Note 28)	**1,036,750,653**	**42,164,094**
	35,127,089,178	**38,729,574,662**

14. SHORT - TERM ACCRUED EXPENSES

	Closing balance VND	Opening balance (Reclassified) VND
Borrowing costs	12,922,378,004	15,687,604,032
Other accrued expenses	6,385,636,955	2,191,536,109
	19,308,014,959	**17,879,140,141**
Included: Short - term accrued expenses with related parties (Details stated in Note 28)	12,922,378,004	15,687,604,032

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

	Opening balance VND	Payable/ Receivable during the period VND	Paid/Received during the period VND	Closing balance VND
a. Receivables				
Value added tax	425,650,100	-	-	425,650,100
Corporate income tax	721,459,702	-	-	721,459,702
	1,147,109,802	**-**	**-**	**1,147,109,802**
b. Payables				
Value added tax	4,993,691,087	5,172,818,261	6,278,061,836	3,888,447,512
Personal income tax	342,837,306	169,227,302,682	20,728,765,865	148,841,374,123
Land rental tax	-	256,319,147	256,319,147	-
Others	-	1,999,313	1,999,313	-
	5,336,528,393	**174,658,439,403**	**27,265,146,161**	**152,729,821,635**

16. BONUS AND WELFARE FUND

	Current period	Prior period
	VND	VND
Opening balance	**878,837,816,792**	**938,461,772,585**
Appropriation during the period (i)	259,169,000,000	423,429,725,000
Utilization during the period	(428,465,753,888)	(270,455,985,076)
Closing balance	**709,541,062,904**	**1,091,435,512,509**

(i) According to Resolution No. 01/NQ-DHDCD.2026 of the General Meeting of Shareholders dated 21 April 2026, the Company made appropriations to the Bonus and Welfare Fund from the profit after tax of the year 2025.

17. SHORT-TERM LOANS AND OBLIGATIONS UNDER FINANCE LEASES

	Opening balance		During the period	Closing balance
	VND		VND	VND
	Amount	Increases	Decreases	Amount
Short-term loans from related parties (see Note 28) (i)	400,000,000,000	3,162,000,000,000	1,080,000,000,000	2,482,000,000,000
	400,000,000,000	**3,162,000,000,000**	**1,080,000,000,000**	**2,482,000,000,000**

(i) Represents unsecured loans in VND from related parties to supplement working capital for production and business operations with a term of three months at an interest rate of 4.75% per annum.

18. LONG-TERM LOANS AND OBLIGATIONS UNDER FINANCE LEASES

	Opening balance		During the period	Closing balance
	VND		VND	VND
	Amount	Increases	Decreases	Amount
Long-term loans from related parties (see Note 28) (i)	2,859,500,000,000	-	2,569,500,000,000	290,000,000,000
	2,859,500,000,000	**-**	**2,569,500,000,000**	**290,000,000,000**

(i) Represents unsecured loans in VND from related parties to supplement working capital for production and business operations with a term of two years (as at 31 December 2025: from 15 months to 2 years) and an interest rate from 5.5% to 6.0% per annum.

19. OWNERS' EQUITY

Movement in owners' equity:

	Owners' contributed capital	Other owner's capital	Investment and development fund	Retained earnings	Total
	VND	VND	VND	VND	VND
Balance as at 01 January 2025	**63,962,502,000,000**	**-**	**788,437,800,829**	**16,029,246,777,223**	**80,780,186,578,052**
Profit for the period	-		-	5,379,996,188,030	5,379,996,188,030
Appropriation to Bonus and welfare fund	-	-	-	(203,429,725,000)	(203,429,725,000)
Appropriation to Board of Management bonus and Board of Directors, Supervisors remuneration	-	-	-	(220,000,000,000)	(220,000,000,000)
Appropriation to Investment and development fund	-	-	600,000,000,000	(600,000,000,000)	-
Balance as at 30 June 2025	**63,962,502,000,000**	**-**	**1,388,437,800,829**	**20,385,813,240,253**	**85,736,753,041,082**
Balance as at 01 January 2026	**76,754,658,550,000**	**-**	**1,388,437,800,829**	**16,287,830,117,381**	**94,430,926,468,210**
Profit for the period	-		-	9,860,686,680,332	9,860,686,680,332
Cash dividends paid (i)	-	-	-	(3,837,732,927,500)	(3,837,732,927,500)
Share dividends issued (ii)	-	7,674,986,650,000	-	(7,674,986,650,000)	-
Appropriation to Bonus and welfare fund (i)	-	-	-	(259,169,000,000)	(259,169,000,000)
Balance as at 30 June 2026	**76,754,658,550,000**	**7,674,986,650,000**	**1,388,437,800,829**	**14,376,628,220,213**	**100,194,711,221,042**

(i) According to Resolution No. 01/NQ-DHDCD.2026 of the General Meeting of Shareholders dated 21 April 2026, the Company made appropriations to the bonus and welfare fund, BOM bonus and BOD, Board of Supervisors' remuneration and the Investment and development Fund from the net profit after tax of the year 2025.

(ii) 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 Company 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 Company 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 at 30 June 2026, according to the 38th amended the Enterprise Registration Certificate dated 11 August 2025, the charter capital of VND 76,754,658,550,000 equivalent to 7,675,465,855 shares has been fully contributed by shareholders. Details as follows:

	Contributed capital			
	Closing balance		Opening balance	
	VND	%	VND	%
Mr. Tran Dinh Long	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**

Shares

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

An ordinary share has par value of VND 10,000.

20. OFF INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION ITEMS

Foreign currencies

	Closing balance	Opening balance
United States Dollar (USD)	347.45	367.25

Operating lease

Minimum lease payment in the future under non-cancellable operating lease under the following terms:

	Closing balance	Opening balance
	VND	VND
Within one year	237,610,000,074	237,217,765,374
In the second to fifth year inclusive	575,754,485,264	634,418,585,264
After five years	83,879,435,968	104,680,159,126
	897,243,921,306	**976,316,509,764**

Operating lease commitments details are as follows:

- On 1 January 2026, the Company entered into an aircraft charter service agreement with Hai Au Aviation Joint Stock Company for a service term ending on 1 January 2031.
- Contract No. 66ND/2017/HD-HC dated 14 October 2017, including its appendices, for leasing a building at 66 Nguyen Du Street, Cua Nam Ward (formerly Hai Ba Trung District), Hanoi City, with a lease term from 14 October 2017 to 13 December 2032.
- Contract No. 18/2024/TPM-TDHP dated 22 July 2024, for leasing an office building at 22 Vo Van Kiet Street, Ben Thanh Ward (formerly Nguyen Thai Binh Ward, District 1), Ho Chi Minh City, with a lease term from 22 July 2024 to 22 July 2034.
- Land lease contract dated 16 June 2012, for leasing 633m^2 of land at 39 Nguyen Dinh Chieu Street, Hai Ba Trung Ward (formerly Le Dai Hanh Ward, Hai Ba Trung District), Hanoi City, with a lease term from 7 May 2012 to 15 October 2043.
- Contract No. 3110/2024/HDTN-TDHP dated 31 October 2024, for leasing 370m^2 of building space at 68 Nguyen Du Street, Cua Nam Ward (formerly Hai Ba Trung District), Hanoi City, with a lease term from 01 December 2024 to 30 November 2029.

21. NET REVENUE FROM GOODS SOLD AND SERVICES RENDERED

	Current period VND	Prior period VND
Revenue from rendering of services	149,485,739,181	154,569,480,141
Revenue from investment property leasing	23,093,400,000	23,093,400,000
	172,579,139,181	**177,662,880,141**
In which: Revenue from related parties (Details stated in Note 28)	172,068,825,965	177,158,328,187

22. COST OF SERVICES RENDERED

	Current period VND	Prior period VND
Cost of rendering of services	120,865,685,199	118,581,207,167
Cost of investment property leasing	8,567,657,165	7,944,165,594
	129,433,342,364	**126,525,372,761**

23. PRODUCTION COST BY NATURE

	Current period VND	Prior period VND
Labour cost	33,245,885,419	26,536,959,536
Depreciation and amortisation	15,880,440,786	23,549,802,713
Out-sourced services	171,686,135,410	109,583,808,065
Other monetary expenses	21,015,385,939	75,667,716,342
	241,827,847,554	**235,338,286,656**

24. FINANCIAL INCOME

	Current period VND	Prior period VND
Dividends and profits received from subsidiaries	9,894,708,446,834	5,472,496,332,151
Gain on disposal of investments	35,860,300,166	-
Bank and loan interest income	45,114,158,203	27,215,287,417
Others	1,039,650	1,342,613
	9,975,683,944,853	**5,499,712,962,181**
In which: Financial income from related parties (Details stated in Note 28)	9,915,646,726,286	5,481,908,307,494

25. FINANCIAL EXPENSES

	Current period	Prior period
	VND	VND
Borrowing costs	45,931,157,532	62,018,158,906
Unrealized foreign exchange loss	-	802,484
	45,931,157,532	**62,018,961,390**
In which: Financial expenses with related parties (Details stated in Note 28)	45,931,157,532	62,018,158,906

26. GENERAL AND ADMINISTRATION EXPENSES

	Current period	Prior period
	VND	VND
Labor cost	11,275,134,027	11,508,880,447
Depreciation expenses	4,949,147,750	6,047,953,579
Amortization of office repair expenses, tools and supplies, and other long-term prepaid expenses	2,860,171,847	787,115,689
Out-sourced services	72,296,124,175	19,577,789,266
Other monetary expenses	21,013,927,391	70,880,465,288
	112,394,505,190	**108,802,204,269**

27. CORPORATE INCOME TAX EXPENSES

	Current period	Prior period
	VND	VND
Current corporate income tax expense		
Corporate income tax expense based on taxable profit in the current period	-	-
Total current corporate income tax expense	-	-

The current corporate income tax expense for the period was computed as follows:

	Current period	Prior period
	VND	VND
Profit before tax	**9,860,686,680,332**	**5,379,996,188,030**
Adjustments for taxable profit		
Less: Non-taxable income	(9,894,731,907,853)	(5,472,496,332,151)
Add back: Non-deductible expenses	6,860,404,661	14,216,732,742
Loss transfer	-	-
Taxable profit	-	-
Taxable profit at tax rate of 20%	-	-
Corporate income tax expense based on taxable profit in the current period	-	-

Taxable losses are carried forward within 5 consecutive years from the period losses incurred, The Company's unused taxable losses as at 30 June 2026 are as follows:

Incurred year	Expiry year	Taxable losses	Carried forward losses as at 30 June 2026	Unused taxable losses as at 30 June 2026
		VND	VND	VND
2022 (*)	2027	126,219,042,668	50,486,409,763	75,732,632,905
2023 (*)	2028	207,297,804	-	207,297,804
2025 (*)	2030	129,772,635,605	-	129,772,635,605
2026 (*)	2031	27,184,822,860	-	27,184,822,860
		283,383,798,937	**50,486,409,763**	**232,897,389,174**

(i) The estimated tax loss according to the corporate income tax declaration for the 6-month period ended 30 June 2026 has not been finalized by the local tax authority as at the date of these separate interim financial statements. The Company has not recognized any deferred income tax assets in respect of deductible temporary differences and tax losses due to uncertainty as to when sufficient future taxable profits will be available against which the deductible temporary differences and unused tax losses can be utilised.

28. RELATED PARTY TRANSACTIONS AND BALANCES

List of related parties with significant transactions and balances for the period:

Related party	Relationship
Hoa Phat Home Appliances Joint Stock Company	Direct subsidiary
Hoa Phat Iron and Steel Joint Stock Company	Direct subsidiary
Hoa Phat Real Estate Development Joint Stock Company	Direct subsidiary
Hoa Phat Agriculture Development Joint Stock Company	Direct subsidiary
Hoa Phat Steel Products Joint Stock Company	Direct subsidiary
An Thong Mineral Investment Joint Stock Company	Indirect subsidiary
Thang Long Erection Investment Joint Stock Company	Indirect subsidiary
Hoa Phat Ha Nam Home Appliances Joint Stock Company	Indirect subsidiary
Hoa Phat Ha Noi Real Estate Development Joint Stock Company	Indirect subsidiary
Hoa Phat Nha Trang Real Estate Development Joint Stock Company	Indirect subsidiary
Hoa Phat Sai Gon Real Estate Development Joint Stock Company	Indirect subsidiary
Hoa Phat Livestock Development Joint Stock Company	Indirect subsidiary
Green Urban Residence Development Joint Stock Company	Indirect subsidiary
Hoa Phat Dung Quat Steel Joint Stock Company	Indirect subsidiary
Hoa Phat Hai Duong Steel Joint Stock Company	Indirect subsidiary
Hoa Phat Flooring Joint Stock Company	Indirect subsidiary
Hoa Phat Urban Development and Construction Joint Stock Company	Indirect subsidiary
Hoa Tam Industrial Park Infrastructure Development Joint Stock Company	Indirect subsidiary
Hoa Phat Container Production Joint Stock Company	Indirect subsidiary
Hoa Phat Metal Manufacturing Limited Liability Company	Indirect subsidiary
New City Development Investment Limited Liability Company	Indirect subsidiary
Hoa Phat Refrigeration Engineering Limited Liability Company	Indirect subsidiary
Hoa Phat Phu Tho Poultry One Member Limited Liability Company	Indirect subsidiary
Hoa Phat Steel Pipe Limited Liability Company	Indirect subsidiary
Hoa Phat Hung Yen Steel Limited Liability Company	Indirect subsidiary
Hoa Phat Hung Yen Animal Feed Limited Liability Company	Indirect subsidiary
Hoa Phat Trading Limited Liability Company	Indirect subsidiary
Hoa Phat Steel Sheet Limited Liability Company	Indirect subsidiary
Golden Gain Vietnam Joint Stock Company	Indirect subsidiary
Hoa Phat Yen My Urban Development Joint Stock Company	Indirect subsidiary

Related party	Relationship
Dong Phuc Industrial Park Infrastructure Development Joint Stock Company	Indirect subsidiary
Hoa Phat Long An Steel Products Joint Stock Company	Indirect subsidiary
Hoa Phat Shipping Joint Stock Company	Indirect subsidiary
Hoa Phat Dong Nai Poultry One Member Company Limited	Indirect subsidiary
Hoa Phuoc Livestock Limited Liability Company	Indirect subsidiary
Hoa Phat Mechanical Manufacturing Company Limited	Indirect subsidiary
Harmonia Limited Liability Company	Indirect subsidiary
Hoa Phat Binh Duong Steel Pipe One Member Limited Liability Company	Indirect subsidiary
Hoa Phat Long An Steel Pipe One Member Limited Liability Company	Indirect subsidiary
Hoa Phat Prestressed Steel One Member Limited Liability Company	Indirect subsidiary
Hoa Phat Hung Yen Industrial Park Infrastructure Development Company Limited	Indirect subsidiary
Hoa Phat Steel Wire Company Limited	Indirect subsidiary
Hoa Phat Dong Nai Animal Feed Limited Liability Company	Indirect subsidiary
Hoa Phat Long An Steel Trading Services Joint Stock Company	Indirect subsidiary
My Hao Urban Development Joint Stock Company	Indirect subsidiary
Ly Thuong Kiet Industrial Park Infrastructure Development Joint Stock Company	Indirect subsidiary
Thanh Mien Industrial Park Infrastructure Development Joint Stock Company	Indirect subsidiary
Hoang Dieu Industrial Park Infrastructure Development Joint Stock Company	Indirect subsidiary
No. 6 Industrial Park Infrastructure Development Joint Stock Company	Indirect subsidiary

During the period, the Company entered into the following significant transactions with its related parties:

	Current period VND	Prior period VND
Rendering of services	**172,068,825,965**	**177,158,328,187**
Hoa Phat Dung Quat Steel Joint Stock Company	48,708,786,879	49,276,387,756
Hoa Phat Hung Yen Steel Company Limited	20,689,419,536	17,889,365,296
Hoa Phat Hai Duong Steel Joint Stock Company	17,770,023,403	34,913,168,607
Hoa Phat Steel Pipe Company Limited	16,393,002,945	17,135,965,066
Hoa Phat Refrigeration Company Limited	13,182,831,027	10,213,059,623
Hoa Phat Steel Sheet Company Limited	12,201,886,080	12,283,093,843
Other related parties	43,122,876,095	35,447,287,996
Purchases	**7,664,308,326**	**22,821,254,081**
New City Development Investment Limited Liability Company	4,636,363,638	-
Thang Long Erection Investment Joint Stock Company	2,887,013,208	22,060,094,074
Harmonia Limited Liability Company	53,596,296	53,637,343
Hoa Phat Phu Tho Poultry One Member Limited Liability Company	48,225,000	48,693,200
Hoa Phat Ha Nam Home Appliances Joint Stock Company	32,210,184	579,854,918
Hoa Phat Sai Gon Real Estate Development Joint Stock Company	6,900,000	-
Hoa Phat Refrigeration Company Limited	-	78,974,546

	Current period VND	Prior period VND
Lending	**1,825,000,000,000**	**1,374,000,000,000**
Hoa Phat Dung Quat Steel Joint Stock Company	1,120,000,000,000	980,000,000,000
Hoa Phat Shipping Joint Stock Company	205,000,000,000	310,000,000,000
Hoa Phat Ha Nam Home Appliances Joint Stock Company	165,000,000,000	-
Hoa Phat Real Estate Development Joint Stock Company	130,000,000,000	-
Hoa Phat Steel Pipe Company Limited	120,000,000,000	-
Hoa Phat Hung Yen Industrial Park Infrastructure Development Company Limited	85,000,000,000	-
Hoa Phat Phu Tho Poultry One Member Limited Liability Company	-	50,000,000,000
Hoa Phat Container Production Joint Stock Company	-	34,000,000,000
Loans collection	**1,721,000,000,000**	**1,090,500,000,000**
Hoa Phat Dung Quat Steel Joint Stock Company	1,120,000,000,000	980,000,000,000
Hoa Phat Shipping Joint Stock Company	205,000,000,000	-
Hoa Phat Real Estate Development Joint Stock Company	130,000,000,000	-
Hoa Phat Steel Pipe Company Limited	120,000,000,000	-
Hoa Phat Hung Yen Industrial Park Infrastructure Development Company Limited	85,000,000,000	-
Hoa Phat Ha Nam Home Appliances Joint Stock Company	42,000,000,000	75,000,000,000
Hoa Phat Phu Tho Poultry One Member Limited Liability Company	19,000,000,000	-
Hoa Phat Container Production Joint Stock Company	-	34,000,000,000
Hoa Phat Flooring Joint Stock Company	-	1,500,000,000
Borrowings	**3,162,000,000,000**	**5,224,500,000,000**
Hoa Phat Iron and Steel Joint Stock Company	1,200,000,000,000	-
Hoa Phat Dung Quat Steel Joint Stock Company	650,000,000,000	-
Hoa Phat Hai Duong Steel Joint Stock Company	462,000,000,000	-
Hoa Phat Hung Yen Steel Company Limited	360,000,000,000	200,000,000,000
Hoa Phat Real Estate Development Joint Stock Company	250,000,000,000	-
Hoa Phat Nha Trang Real Estate Development Joint Stock Company	240,000,000,000	-
Green Urban Residence Development Joint Stock Company	-	4,100,000,000,000
Dong Phuc Industrial Park Infrastructure Development Joint Stock Company	-	318,000,000,000
Hoang Dieu Industrial Park Infrastructure Development Joint Stock Company	-	257,000,000,000
Hoa Phat Yen My Urban Development Joint Stock Company	-	116,500,000,000
My Hao Urban Development Joint Stock Company	-	143,000,000,000
Hoa Phat Ha Noi Real Estate Development Joint Stock Company	-	90,000,000,000

	Current period VND	Prior period VND
Repayment of borrowings	**3,649,500,000,000**	**302,000,000,000**
Green Urban Residence Development Joint Stock Company	1,160,000,000,000	-
Hoang Dieu Industrial Park Infrastructure Development Joint Stock Company	454,000,000,000	-
Hoa Phat Hung Yen Steel Company Limited	360,000,000,000	200,000,000,000
Dong Phuc Industrial Park Infrastructure Development Joint Stock Company	341,000,000,000	-
Ly Thuong Kiet Industrial Park Infrastructure Development Joint Stock Company	330,000,000,000	-
Hoa Phat Yen My Urban Development Joint Stock Company	284,500,000,000	102,000,000,000
Hoa Phat Nha Trang Real Estate Development Joint Stock Company	240,000,000,000	-
Thanh Mien Industrial Park Infrastructure Development Joint Stock Company	160,000,000,000	-
Hoa Phat Urban Development and Construction Joint Stock Company	128,000,000,000	-
Hoa Phat Steel Sheet Company Limited	100,000,000,000	-
Hoa Phat Hai Duong Steel Joint Stock Company	80,000,000,000	-
Hoa Phat Real Estate Development Joint Stock Company	12,000,000,000	-
Loan interest income	**20,938,279,452**	**9,411,975,343**
Hoa Phat Dung Quat Steel Joint Stock Company	13,627,945,204	4,292,975,343
Hoa Phat Ha Nam Home Appliances Joint Stock Company	5,434,279,453	4,137,347,945
Hoa Phat Shipping Joint Stock Company	1,091,849,316	141,073,973
Hoa Phat Hung Yen Industrial Park Infrastructure Development Company Limited	611,643,835	-
Hoa Phat Steel Pipe Company Limited	70,534,247	-
Hoa Phat Real Estate Development Joint Stock Company	61,945,205	-
Hoa Phat Phu Tho Poultry One Member Company Limited	40,082,192	713,821,918
Hoa Phat Container Production Joint Stock Company	-	86,071,233
Hoa Phat Flooring Joint Stock Company	-	40,684,931
Dividends received from subsidiaries	**9,894,708,446,834**	**5,472,496,332,151**
Hoa Phat Real Estate Development Joint Stock Company	4,297,643,849,834	-
Hoa Phat Iron and Steel Joint Stock Company	3,601,658,163,792	3,458,543,658,056
Hoa Phat Steel Products Joint Stock Company	1,401,945,205,375	1,091,000,000,000
Hoa Phat Agriculture Development Joint Stock Company	505,946,242,200	897,952,674,095
Hoa Phat Home Appliances Joint Stock Company	87,514,985,633	25,000,000,000

	Current period VND	Prior period VND
Borrowing costs	**45,931,157,532**	**62,018,158,906**
Hoa Phat Yen My Urban Development Joint Stock Company	8,172,568,493	1,312,010,959
Hoa Phat Urban Development and Construction Joint Stock Company	7,976,082,191	-
Hoang Dieu Industrial Park Infrastructure Development Joint Stock Company	6,952,109,589	-
Dong Phuc Industrial Park Infrastructure Development Joint Stock Company	5,273,260,274	3,805,545,206
Ly Thuong Kiet Industrial Park Infrastructure Development Joint Stock Company	5,068,767,123	-
Hoa Phat Iron and Steel Joint Stock Company	4,528,767,123	-
Hoa Phat Dung Quat Steel Joint Stock Company	2,205,821,918	-
Hoa Phat Hai Duong Steel Joint Stock Company	1,811,506,849	-
Hoa Phat Real Estate Development Joint Stock Company	1,600,424,657	-
Green Urban Residence Development Joint Stock Company	1,169,315,068	48,892,602,739
Hoa Phat Hung Yen Steel Company Limited	749,589,041	2,144,109,589
Hoa Phat Nha Trang Real Estate Development Joint Stock Company	287,602,740	-
Thanh Mien Industrial Park Infrastructure Development Joint Stock Company	83,287,671	-
Hoa Phat Steel Sheet Company Limited	52,054,795	-
Hoa Phat Hung Yen Industrial Park Infrastructure Development Company Limited	-	3,075,550,685
My Hao Urban Development Joint Stock Company	-	1,711,298,631
Hoa Phat Ha Noi Real Estate Development Joint Stock Company	-	1,077,041,097
Investment in subsidiaries	**3,616,000,000,000**	**9,430,000,000,000**
Hoa Phat Iron and Steel Joint Stock Company	3,566,000,000,000	5,110,000,000,000
Hoa Phat Steel Products Joint Stock Company	50,000,000,000	420,000,000,000
Hoa Phat Real Estate Development Joint Stock Company	-	3,800,000,000,000
Hoa Phat Home Appliances Joint Stock Company	-	100,000,000,000
Divestment	**13,211,620,000**	**249,997,980,000**
Hoa Phat Agriculture Development Joint Stock Company	13,211,620,000	249,997,980,000

Significant related party balances as at the interim separate statement of financial position date were as follows:

	Closing balance VND	Opening balance VND
Short-term trade receivables	**316,478,570,290**	**225,002,902,283**
Hoa Phat Dung Quat Steel Joint Stock Company	141,857,610,616	106,497,800,540
Hoa Phat Refrigeration Company Limited	33,365,167,198	6,793,278,205
Hoa Phat Steel Pipe Limited Liability Company	32,182,402,647	24,858,015,662
Hoa Phat Hung Yen Steel Company Limited	23,722,127,285	15,290,866,002
Hoa Phat Hai Duong Steel Joint Stock Company	23,509,908,131	25,609,917,516
Hoa Phat Steel Sheet Company Limited	22,023,831,731	17,488,176,442
Others	39,817,522,682	28,464,847,916
Short-term held-to-maturity investments	**124,514,190,411**	**-**
Hoa Phat Ha Nam Home Appliances Joint Stock Company	124,514,190,411	-

	Closing balance VND	Opening balance VND
Long-term held-to-maturity investments	**80,400,000,000**	**99,400,000,000**
Hoa Phat Ha Nam Home Appliances Joint Stock Company	80,400,000,000	80,400,000,000
Hoa Phat Phu Tho Poultry One Member Limited Liability Company	-	19,000,000,000
Short-term other receivables	**697,075,918**	**352,213,146,729**
Hoa Phat Dung Quat Steel Joint Stock Company	115,917,355	2,390,550,340
Hoa Phat Ha Nam Home Appliances Joint Stock Company	44,677,311	200,415,668
Hoa Phat Iron and Steel Joint Stock Company	-	345,000,000,000
Other related parties	536,481,252	4,622,180,721
Long-term other receivables	**35,023,461,019**	**-**
Hoa Phat Ha Nam Home Appliances Joint Stock Company	35,023,461,019	-
Short-term trade payables	**1,036,750,653**	**42,164,094**
Thang Long Erection Investment Joint Stock Company	835,340,714	-
Hoa Phat Home Appliances Joint Stock Company	157,815,940	12,918,494
Other related parties	43,593,999	29,245,600
Short-term accrued expenses	**12,922,378,004**	**15,687,604,032**
Hoa Phat Iron and Steel Joint Stock Company	4,528,767,123	-
Hoa Phat Urban Development and Construction Joint Stock Company	2,534,520,548	2,025,904,109
Hoa Phat Dung Quat Steel Joint Stock Company	2,205,821,918	-
Hoa Phat Yen My Urban Development Joint Stock Company	1,140,726,027	1,266,089,041
Hoa Phat Hai Duong Steel Joint Stock Company	1,491,369,863	-
Hoa Phat Real Estate Development Joint Stock Company	976,027,397	514,301,370
New City Development Investment Limited Liability Company	45,145,128	45,145,128
Green Urban Residence Development Joint Stock Company	-	6,387,534,247
Hoang Dieu Industrial Park Infrastructure Development Joint Stock Company	-	1,799,356,164
Dong Phuc Industrial Park Infrastructure Development Joint Stock Company	-	1,576,191,781
Ly Thuong Kiet Industrial Park Infrastructure Development Joint Stock Company	-	1,077,534,247
Hoa Phat Steel Sheet Company Limited	-	403,424,658
No. 6 Industrial Park Infrastructure Development Joint Stock Company	-	300,616,438
Thanh Mien Industrial Park Infrastructure Development Joint Stock Company	-	291,506,849
Short-term borrowings	**2,482,000,000,000**	**400,000,000,000**
Hoa Phat Iron and Steel Joint Stock Company	1,200,000,000,000	-
Hoa Phat Dung Quat Steel Joint Stock Company	650,000,000,000	-
Hoa Phat Hai Duong Steel Joint Stock Company	382,000,000,000	-
Hoa Phat Real Estate Development Joint Stock Company	250,000,000,000	12,000,000,000
Hoa Phat Urban Development and Construction Joint Stock Company	-	128,000,000,000
Thanh Mien Industrial Park Infrastructure Development Joint Stock Company	-	160,000,000,000
Hoa Phat Steel Sheet Company Limited	-	100,000,000,000

	Closing balance	Opening balance
	VND	VND
Long-term borrowings	**290,000,000,000**	**2,859,500,000,000**
Hoa Phat Urban Development and Construction Joint Stock Company	290,000,000,000	290,000,000,000
Dong Phuc Industrial Park Infrastructure Development Joint Stock Company	-	341,000,000,000
Hoang Dieu Industrial Park Infrastructure Development Joint Stock Company	-	454,000,000,000
Hoa Phat Yen My Urban Development Joint Stock Company	-	284,500,000,000
Green Urban Residence Development Joint Stock Company	-	1,160,000,000,000
Ly Thuong Kiet Industrial Park Infrastructure Development Joint Stock Company	-	330,000,000,000

Salaries, bonuses and remuneration paid to the Company's Board of Directors, Board of Management, Board of Supervisors 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 Board of Supervisors	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**

29. SUPPLEMENTAL DISCLOSURES OF INTERIM SEPARATE CASH FLOW INFORMATION

Borrowing costs paid during the period excludes VND 12,922,378,004 (prior period: VND 17,945,978,082), representing borrowing costs incurred during the period but not yet settled. Consequently, changes in accounts payable have been adjusted by the same amount.

30. COMMITMENTS

Capital contribution to establish an associate

On 20 June 2026, the Company'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 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 30%, equivalent to VND 600,000,000,000.

31. SUBSEQUENT EVENTS

Completion of share issuance for dividend payment

Pursuant to Decision No. 560/QD-SGDHCM dated 30 June 2026, the Ho Chi Minh City Stock Exchange approved Hoa Phat Group Joint Stock Company's amendment to its listing registration in respect of 767,498,665 shares issued for dividend payment, with the effective date of the listing change being 2 July 2026.

Pursuant to Notice No. 1475/TB-SGDHCM dated 6 July 2026 issued by the Ho Chi Minh City Stock Exchange regarding the trading of securities subject to changes in listing registration, the Company's shares issued for dividend payment were officially admitted to trading from 15 July 2026.

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

Acquisition of shares in Song Hong Future Group Joint Stock Company

On 22 July 2026, the Company's Board of Directors issued Resolution No. 10/NQHP-2026 approving the Company'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 Company's shares in Hoa Phat Real Estate Development Joint Stock Company.

32. CORRESPONDING FIGURES

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

Items	Code	Reported amount	Reclassification amount	Amount after reclassification
		VND	VND	VND
Cash equivalents	112	442,700,000,000	2,673,071,918	445,373,071,918
Short-term investments held-to-maturity	123	258,767,090,411	8,594,015,354	267,361,105,765
Short-term trade receivables	131	225,759,760,949	(688,991,781)	225,070,769,168
Other short-term receivables	135	378,354,325,767	(10,578,095,491)	367,776,230,276
Long-term loan receivables		99,400,000,000	(99,400,000,000)	-
Long-term investments held-to-maturity	265	-	99,400,000,000	99,400,000,000
Dividends and profits payable	313	-	717,420,631	717,420,631
Short-term accrued expenses	316	2,528,188,086	15,350,952,055	17,879,140,141
Other short-term payables	320	38,532,671,975	(16,068,372,686)	22,464,299,289

M.S.D.N: 0900189284 - C.T.C.P
CÔNG TY CỔ PHẦN TẬP ĐOÀN HÒA PHÁT
TỈNH HƯNG YÊN

Nguyen Dieu Linh
Preparer

Pham Thi Kim Oanh
Chief Accountant

Nguyen Viet Thang
General Director
Legal Representative

Approved on 28 August 2026

Ha Noi Office

12th Floor, Diamond Park Plaza Building,
No. 16 Lang Ha, Giang Vo Ward,
Hanoi City, Vietnam
Tel: +84 24 7107 0000

Ho Chi Minh City Office

18th Floor, Times Square Building
57-69F Dong Khoi Street, Sai Gon Ward,
Ho Chi Minh City, Vietnam
Tel: +84 28 7101 4555

Website: www.deloitte.com/vn
Email: deloittevietnam@deloitte.com

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: 80/2026/CV-TĐHP
No.: 80/2026/CV-TĐHP

Hưng Yên, ngày 28 tháng 8 năm 2026
Hung Yen, day 28 month 8 year 2026

Về việc giải trình KQKD báo cáo công ty mẹ 6 tháng đầu năm 2026
Re: Explanation of the Company's Seperated business results for the six-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; Thông tư số 68/2024/TT-BTC ngày 18 tháng 9 năm 2024, Thông tư số 18/2025/TT-BTC ngày 26 tháng 4 năm 2025 và Thông tư số 08/2026/TT-BTC ngày 03 tháng 2 năm 2026 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; Circular No. 68/2024/TT-BTC dated September 18, 2024, Circular No. 18/2025/TT-BTC dated April 26, 2025, and Circular No. 08/2026/TT-BTC dated February 3, 2026, amending and supplementing several articles of Circular No. 96/2020/TT-BTC.

Căn cứ trên Kết quả hoạt động sản xuất kinh doanh trong báo cáo tài chính riêng sáu tháng đầu năm 2026 và năm 2025.
Based on the Business Production and Operation Results on separate bases in the six-month period ended 30 June 2026 and 2025 financial statements.

Công ty Cổ phần Tập đoàn Hòa Phát xin giải trình biến động lợi nhuận sau thuế TNDN cho sáu tháng đầu năm 2026 và năm 2025 như sau:
HOA PHAT GROUP would like to provide an explanation for the variance in Profit after Corporate Income Tax on separate bases for the six-month period ended 30 June 2026 and 2025 as follows:

Trong sáu tháng đầu năm 2026, Lợi nhuận sau thuế của Công ty năm 2026 đạt 9.861 tỷ đồng, tăng 4.481 tỷ đồng tương ứng tăng 83% so với cùng kỳ năm 2025 (năm 2025 là 5.380 tỷ đồng). Lý do chính làm tăng kết quả kinh doanh là lợi nhuận công ty con chuyển về năm nay đạt 9.895 tỷ tăng 4.422 tỷ so với cùng kỳ năm trước (năm 2025 là 5.472 tỷ).

In the six-month period ended 30 June 2026, the Company's profit after tax reached VND 9,861 billion, an increase of VND 4,481 billion, equivalent to a 83% increase compared to the same period in 2025 (VND 5,380 billion in 2025). The main reason for the improvement in business results is the profit remitted from subsidiaries this year, which amounted to VND 9,895 billion, an increase of VND 4,422 billion compared to the same period last year (VND 5,472 billion in 2025).

Trân trọng!
Sincerely.

Nơi nhận:

- Như trên
- Lưu

NGƯỜI ĐẠI DIỆN THEO PHÁP LUẬT
AUTHORIZED REPRESENTATIVE

M.S.D.N: 0900189284 - C.T.C.P
CÔNG TY CỔ PHẦN TẬP ĐOÀN HÒA PHÁT
TỈNH HƯNG YÊN

TỔNG GIÁM ĐỐC
Nguyễn Việt Thắng