

VIETNAM NATIONAL SEED GROUP JOINT STOCK COMPANY
(Incorporated in the Socialist Republic of Vietnam)

AUDITED CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024



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STATEMENT OF THE BOARD OF EXECUTIVE OFFICERS

The Board of Executive Officers of Vietnam National Seed Group Joint Stock Company (the "Company") presents this report together with the Company's consolidated financial statements for the year ended 31 December 2024.

THE BOARD OF DIRECTORS, BOARD OF EXECUTIVE OFFICERS AND BOARD OF SUPERVISORS

The members of the Board of Directors, Board of Executive Officers and Board of Supervisors of the Company during the year and to the date of this report are as follows:

Board of Directors

Ms. Nguyen Thi Tra My	Chairwoman (appointed on 17 February 2025)
Ms. Tran Kim Lien	Member (resigned on 17 February 2025)
Ms. Le Thi Le Hang	Chairwoman (resigned on 17 February 2025)
Mr. Nguyen Quang Truong	Vice Chairwoman
Ms. Nguyen Ngoc Anh	Member
Mr. Tran Dinh Long	Member

Board of Executive Officers

Mr. Nguyen Quang Truong	Chief Executive Officer
Mr. Pham Trung Dung	Executive Officer
Mr. Duong Quang Sau	Executive Officer
Mr. Nguyen Dinh Trung	Executive Officer (appointed on 15 February 2024)
Mr. Nguyen Trung Dung	Executive Officer (appointed on 15 February 2024)

Board of Supervisors

Mr. Nguyen Anh Tuan	Head of the Board of Supervisors
Mr. Do Tien Sy	Member
Mr. Luong Ngoc Thai	Member

THE BOARD OF EXECUTIVE OFFICERS' STATEMENT OF RESPONSIBILITY

The Board of Executive Officers of the Company is responsible for preparing the consolidated financial statements, which give a true and fair view of the consolidated financial position of the Company as at 31 December 2024, and its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to consolidated financial reporting. In preparing these consolidated financial statements, the Board of Executive Officers 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 consolidated financial statements;
- Prepare the consolidated 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 consolidated financial statements so as to minimize errors and frauds.

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

For and on behalf of the Board of Executive Officers,



(According to Authorization No.188/UQ-VINASEED dated 10 March 2025)

24 March 2025

No.: 0779/VN1A-HN-BC

INDEPENDENT AUDITORS' REPORT

To: The shareholders
The Board of Directors, Board of Executive Officers and Board of Supervisors
Vietnam National Seed Group Joint Stock Company

We have audited the accompanying consolidated financial statements of Vietnam National Seed Group Joint Stock Company (the "Company"), prepared on 24 March 2025 as set out from page 05 to page 41, which comprise the consolidated balance sheet as at 31 December 2024, the consolidated statement of income, and consolidated statement of cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

Board of Executive Officers' Responsibility for the Consolidated Financial Statements

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

Auditors' Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the Company's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Board of Executive Officers, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

INDEPENDENT AUDITORS' REPORT (Continued)

Opinion

In our opinion, the consolidated financial statements present fairly, in all material respects, the consolidated financial position of the Company as at 31 December 2024, and its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to consolidated financial reporting.

Other matter

The consolidated financial statements of the Company for the year ended 31 December 2023 were audited by another auditor who expressed an unmodified opinion on those statements on 29 March 2024.



Pham Tuan Linh
Deputy General Director
Audit Practising Registration Certificate
No. 3001-2024-001-1

Hoang Le Thu Phuong
Auditor
Audit Practising Registration Certificate
No. 5603-2025-001-1

DELOITTE VIETNAM AUDIT COMPANY LIMITED

24 March 2025
Hanoi, S.R. Vietnam

CONSOLIDATED BALANCE SHEET

As at 31 December 2024

Unit: VND

ASSETS	Codes	Notes	Closing balance	Opening balance
A. CURRENT ASSETS	100		1,290,546,146,074	1,366,015,856,357
I. Cash and cash equivalents	110	4	278,670,806,878	478,493,214,743
1. Cash	111		263,170,806,878	359,193,214,743
2. Cash equivalents	112		15,500,000,000	119,300,000,000
II. Short-term financial investments	120		2,027,221,918	60,000,000,000
1. Held-to-maturity investments	123	5	2,027,221,918	60,000,000,000
III. Short-term receivables	130		444,365,279,534	378,523,100,222
1. Short-term trade receivables	131	6	273,993,260,605	221,735,490,360
2. Short-term advances to suppliers	132	7	52,899,443,034	37,320,500,215
3. Short-term loan receivables	135	35	100,000,000,000	100,000,000,000
4. Other short-term receivables	136	8	20,513,825,773	21,243,624,313
5. Provision for short-term doubtful debts	137		(3,041,249,878)	(1,776,514,666)
IV. Inventories	140	9	553,662,512,419	438,153,645,141
1. Inventories	141		561,973,732,061	445,995,047,831
2. Provision for devaluation of inventories	149		(8,311,219,642)	(7,841,402,690)
V. Other short-term assets	150		11,820,325,325	10,845,896,251
1. Short-term prepayments	151	10	2,666,577,901	5,824,558,856
2. Value added tax deductibles	152		7,029,496,561	2,456,787,710
3. Taxes and other receivables from the State budget	153	11	2,124,250,863	2,564,549,685

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

CONSOLIDATED BALANCE SHEET (Continued)

As at 31 December 2024

Unit: VND

ASSETS	Codes	Notes	Closing balance	Opening balance
B. NON-CURRENT ASSETS	200		864,318,206,335	855,149,036,315
I. Long-term receivables	210		824,714,000	-
1. Other long-term receivables	216	8	824,714,000	-
II. Fixed assets	220		767,788,543,772	742,942,954,919
1. Tangible fixed assets	221	12	546,870,342,573	523,176,916,064
- Cost	222		997,780,553,784	923,514,523,187
- Accumulated depreciation	223		(450,910,211,211)	(400,337,607,123)
2. Intangible assets	227	13	220,918,201,199	219,766,038,855
- Cost	228		270,614,585,343	264,407,935,393
- Accumulated amortisation	229		(49,696,384,144)	(44,641,896,538)
III. Investment property	230	14	10,832,299,274	10,584,021,116
- Cost	231		14,808,361,147	13,350,617,119
- Accumulated depreciation	232		(3,976,061,873)	(2,766,596,003)
IV. Long-term assets in progress	240		10,580,075,582	7,733,246,245
1. Construction in progress	242	15	10,580,075,582	7,733,246,245
V. Long-term financial investments	250	5	26,061,735,380	26,061,735,380
1. Equity investments in other entities	253		26,061,735,380	26,061,735,380
VI. Other long-term assets	260		48,230,838,327	67,827,078,655
1. Long-term prepayments	261	10	31,382,086,850	31,000,731,051
2. Deferred tax assets	262	16	11,039,285,519	6,942,494,762
3. Other long-term assets	268		-	786,116,230
4. Goodwill	269	17	5,809,465,958	29,097,736,612
TOTAL ASSETS (270=100+200)	270		2,154,864,352,409	2,221,164,892,672


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

CONSOLIDATED BALANCE SHEET (Continued)


As at 31 December 2024

Unit: VND

RESOURCES	Codes	Notes	Closing balance	Opening balance
C. LIABILITIES	300		634,219,457,983	775,029,726,630
I. Current liabilities	310		601,584,763,565	742,914,024,178
1. Short-term trade payables	311	18	121,338,285,806	128,719,616,999
2. Short-term advances from customers	312		19,656,585,328	15,093,199,607
3. Taxes and amounts payable to the State budget	313	11	22,502,222,650	23,620,530,853
4. Payables to employees	314		28,814,530,264	21,637,130,952
5. Short-term accrued expenses	315	19	14,637,945,284	20,144,933,061
6. Short-term unearned revenue	318		320,192,727	-
7. Other current payables	319	20	172,681,992,925	194,183,399,442
8. Short-term loans s	320	21	195,464,591,706	315,821,580,222
9. Bonus and welfare funds	322		26,168,416,875	23,693,633,042
II. Long-term liabilities	330		32,634,694,418	32,115,702,452
1. Other long-term payables	337		1,273,495,800	742,964,000
2. Deferred tax liabilities	341	16	31,361,198,618	31,372,738,452
D. EQUITY	400		1,520,644,894,426	1,446,135,166,042
I. Owner's equity	410	22	1,520,644,894,426	1,446,135,166,042
1. Owner's contributed capital	411		175,869,880,000	175,869,880,000
- Ordinary shares carrying voting rights	411a		175,869,880,000	175,869,880,000
2. Share premium	412		331,245,527,850	331,245,527,850
3. Other owner's capital	414		7,958,080,000	-
4. Treasury shares	415		(50,000,000)	(50,000,000)
5. Investment and development fund	418		553,630,432,503	509,428,844,839
6. Retained earnings	421		358,200,813,202	339,877,961,131
- Retained earnings accumulated to the prior year end	421a		162,068,312,500	117,227,833,537
- Retained earnings of the current year	421b		196,132,500,702	222,650,127,594
7. Non-controlling interests	429		93,790,160,871	89,762,952,222
TOTAL RESOURCES (440=300+400)	440		2,154,864,352,409	2,221,164,892,672


 Nguyen Thi Nhu Quynh
 Preparer


 Phan The Ty
 Chief Accountant


 Nguyen Quang Truong
 Chief Executive Officer

24 March 2025


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

CONSOLIDATED INCOME STATEMENT


For the year ended 31 December 2024

Unit: VND

ITEMS	Codes	Notes	Current year	Prior year
1. Gross revenue from goods sold and services rendered	01	25	2,594,400,629,388	2,206,476,770,842
2. Deductions	02	25	145,704,361,430	170,999,979,496
3. Net revenue from goods sold and services rendered (10=01-02)	10	25	2,448,696,267,958	2,035,476,791,346
4. Cost of goods sold and services rendered	11	26	1,722,864,945,545	1,400,798,894,435
5. Gross profit from goods sold and services rendered (20=10-11)	20		725,831,322,413	634,677,896,911
6. Financial income	21	28	19,021,593,171	14,736,850,853
7. Financial expenses	22	29	39,599,952,400	37,653,156,001
- In which: Interest expense	23		17,890,185,178	19,089,991,819
8. Selling expenses	25	30	235,713,205,972	182,485,542,605
9. General and administration expenses	26	30	196,309,837,839	172,754,587,443
10. Operating profit (30=20+(21-22)-(25+26))	30		273,229,919,373	256,521,461,715
11. Other income	31		2,037,976,150	13,048,543,014
12. Other expenses	32		3,209,973,053	2,816,911,382
13. (Loss)/profit from other activities (40=31-32)	40		(1,171,996,903)	10,231,631,632
14. Accounting profit before tax (50=30+40)	50		272,057,922,470	266,753,093,347
15. Current corporate income tax expense	51	31	50,588,445,538	37,676,157,460
16. Deferred corporate tax income	52	31	(4,108,330,591)	(1,051,574,335)
17. Net profit after corporate income tax (60=50-51-52)	60		225,577,807,523	230,128,510,222
In which:				
Profit after tax attributable to Parent Company	61		217,949,064,379	223,527,738,594
Profit after tax attributable to non-controlling shareholders	62		7,628,743,144	6,600,771,628
18. Basic earnings per share	70	32	11,712	10,735


 Nguyen Thi Nhu Quynh
 Preparer


 Phan The Ty
 Chief Accountant


 Nguyen Quang Truong
 Chief Executive Officer

24 March 2025

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

CONSOLIDATED CASH FLOW STATEMENT

For the year ended 31 December 2024

Unit: VND

ITEMS	Codes	Current year	Prior year
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1. Profit before tax	01	272,057,922,470	266,753,093,347
2. Adjustments for:			
Depreciation and amortisation of fixed assets and investment properties and goodwill allocation	02	80,708,186,129	74,046,710,337
Provisions	03	1,734,552,164	(7,464,442,565)
Foreign exchange gain arising from translating foreign currency items	04	(3,398,981,285)	(1,648,771,670)
Gain from investing activities	05	(14,287,388,825)	(23,201,971,389)
Interest expense	06	17,890,185,178	19,089,991,819
3. Operating profit before movements in working capital	08	354,704,475,831	327,574,609,879
Increase, decrease in receivables	09	(73,622,471,748)	13,637,438,716
Increase, decrease in inventories	10	(115,978,684,230)	33,251,827,822
Increase, decrease in payables (excluding accrued loan interest and corporate income tax payable)	11	(17,622,592,506)	(11,945,270,782)
Increase, decrease in prepaid expenses	12	2,776,625,156	(5,492,779,513)
Interest paid	14	(17,520,411,971)	(17,346,809,162)
Corporate income tax paid	15	(53,287,936,713)	(18,281,349,150)
Other cash outflows	17	(67,260,189,083)	(70,322,889,085)
Net cash generated by operating activities	20	12,188,814,736	251,074,778,725
II. CASH FLOWS FROM INVESTING ACTIVITIES			
1. Acquisition and construction of fixed assets and other long-term assets	21	(92,193,970,635)	(56,304,017,241)
2. Proceeds from sale, disposal of fixed assets and other long-term assets	22	819,000,000	12,007,689,553
3. Cash outflow for lending, buying debt instruments of other entities	23	(2,027,221,918)	(162,000,000,000)
4. Cash recovered from lending, selling debt instruments of other entities	24	60,000,000,000	8,800,000,000
5. Interest earned, dividends and profits received	27	14,253,029,578	10,718,872,039
Net cash (used in) investing activities	30	(19,149,162,975)	(186,777,455,649)


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

CONSOLIDATED CASH FLOW STATEMENT (Continued)

For the year ended 31 December 2024

Unit: VND

ITEMS	Codes	Current year	Prior year
III. CASH FLOWS FROM FINANCING ACTIVITIES			
1. Proceeds from borrowings	33	1,024,541,083,253	838,911,474,898
2. Repayment of borrowings	34	(1,144,898,071,769)	(744,088,474,118)
3. Dividends and profits paid	36	(73,367,170,310)	(90,061,523,625)
Net cash (used in)/generated by financing activities	40	(193,724,158,826)	4,761,477,155
Net (decrease)/increase in cash (50=20+30+40)	50	(200,684,507,065)	69,058,800,231
Cash and cash equivalents at the beginning of the year	60	478,493,214,743	407,897,570,630
Effects of changes in foreign exchange rates	61	862,099,200	1,536,843,882
Cash and cash equivalents at the end of the year (70=50+60+61)	70	278,670,806,878	478,493,214,743



 Nguyen Thi Nhu Quynh
Preparer



 Phan The Ty
Chief Accountant



 Nguyen Quang Truong
Chief Executive Officer

24 March 2025

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*These notes are integral part of and should be read in conjunction with the accompanying consolidated financial statements***1. GENERAL INFORMATION****Structure of ownership**

Vietnam National Seed Group Joint Stock Company (the "Company") is a joint stock company converted from Central Seed Company I under Decision No. 5029/QĐ/BNN-TCCB dated 10 November 2023 of the Ministry of Agriculture and Rural Development and Enterprise Registration Certificate No. 0103003628 issued by the Hanoi Authority for Planning and Investment for the first time on 6 February 2004 and amended for the 15th (the latest) on 10 March 2025.

The Company's shares have been officially listed and traded on the Ho Chi Minh City Stock Exchange (HOSE) with the stock code NSC since 21 December 2006.

The parent company and the ultimate parent company of the Company are PAN Farm Joint Stock Company and PAN Group Joint Stock Company, respectively.

The total number of employees of the Company as at 31 December 2024 is 288 (as at 31 December 2023: 292).

The Company's head office is located at No. 1 Luong Dinh Cua Street, Phuong Mai Ward, Dong Da District, Hanoi City, Vietnam and has the following dependent units include:

<u>No</u>	<u>Dependent units</u>	<u>Address</u>
1.	Vietnam National Seed Group Joint Stock Company - Thanh Hoa Branch	Yen Dinh District, Thanh Hoa Province
2.	Vietnam National Seed Group Joint Stock Company - Thai Binh Branch	Dong Hung District, Thai Binh Province
3.	Vietnam National Seed Group Joint Stock Company - Central Branch	Vinh City, Nghe An Province
4.	Vietnam Seed Group Joint Stock Company - Tay Nguyen Branch	Village 4, Ea Tu Commune, Buon Ma Thuot City, Dak Lak Province
5.	Vietnam National Seed Group Joint Stock Company - Ha Nam Branch	Duy Tien District, Ha Nam Province
6.	Vietnam National Seed Group Joint Stock Company - Branch for Trading of Agricultural products (i)	Dong Van I Industrial Park Expansion, Dong Van Town, Duy Tien District, Ha Nam Province
7.	Vietnam National Seed Group Joint Stock Company - Ba Vi Branch	Ba Vi District, Hanoi City
8.	Center for Research, Application and Technology Transfer of Vietnam National Seed in Khoai Chau	Khoai Chau District, Hung Yen Province
9.	Center for Research, Application and Technology Transfer of Vietnam National Seed Group Joint Stock Company	Ba Vi District, Hanoi City
10.	Branch of Vietnam National Seed Group Joint Stock Company - Research and Development Center	Cu Chi District, Ho Chi Minh City
11.	Vietnam National Seed Group Joint Stock Company - Thuong Tin Factory	Thuong Tin District, Hanoi City
12.	Representative office in Udomxay	Lao People's Democratic Republic

- (i) According to the Board of Directors Resolution No. 30/NQ-VINASEED-HĐQT dated 24 June 2024, the Company has approved the dissolution of the Branch for Trading of Agricultural products. At the time of preparing these consolidated financial statements, the Branch for Trading of Agricultural products is in the process of completing the procedures for dissolution according to current regulations.

Principal activities

The Company's principal activities are cultivation, trading, direct import and export of plant varieties and agricultural materials; processing, packaging and preserving of plant varieties and agricultural materials.

Normal production and business cycle

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

The Company's structure

Details of the Company's subsidiaries as at 31 December 2024 and 31 December 2023 are as follows:

No	Company	Headquarter	Closing balance		Opening balance	Principal activities	
			Proportion of ownership interest (%)	Proportion of voting power held (%)	Proportion of ownership interest (%)		Proportion of voting power held (%)
Direct subsidiaries							
1.	Southern Seed Joint Stock Company	Ho Chi Minh	96.41%	96.41%	96.41%	96.41%	Researching, producing, trading and exporting of plant varieties.
2.	Vietnam Rice Company Limited (i)	Dong Thap	98.92%	100%	98.92%	100%	Producing and trading of plant varieties and agricultural products.
3.	Ha Nam High Tech Agricultural Development and Investment Joint Stock Company	Ha Nam	94.00%	94.00%	94.00%	94.00%	Producing and trading all kinds of high-quality melons and vegetables for domestic consumption and export; researching, applying, training and transferring high-tech agricultural technical services.
4.	Vinaseed Hanoi Development and Investment Joint Stock Company (formerly Ha Tay Seed Joint Stock Company)	Hanoi	53.80%	53.80%	53.80%	53.80%	Producing, trading of plant varieties and provision of logistics services.

No	Company	Headquarter	Closing balance		Opening balance		Principal activities
			Proportion of ownership interest (%)	Proportion of voting power held (%)	Proportion of ownership interest (%)	Proportion of voting power held (%)	
5.	Quang Nam National Seed Joint Stock Company	Quang Nam	90.02%	90.02%	90.02%	90.02%	Researching, producing, trading and exporting of agricultural and forestry crop varieties, materials for processing and trading agricultural product, wholesale and retail agency.
Indirect subsidiaries							
1.	Southern Seed Mechanical Joint Stock Company (ii)	Ho Chi Minh	80.73%	83.74%	80.73%	83.74%	Manufacture of agricultural and forestry machinery; food and beverage processing machinery; repair, maintenance and installation of machinery and equipment.
2.	Vietnam National Agrifood Investment and Export Import Company Limited (iii)	Dong Thap	98.92%	100%	98.92%	100%	Wholesale of rice, wheat, other cereals and flour.

- (i) The Company's proportion of voting power held in Vietnam Rice Company Limited includes a direct proportion of voting power held of 70% and an indirect proportion of voting power held of 30% through Southern Seed Joint Stock Company.
- (ii) The Company indirectly holds this subsidiary through Southern Seed Joint Stock Company. As at 31 December 2024, Southern Seed Mechanical Joint Stock Company has ceased operations and is in the process of dissolution according to current regulations.
- (iii) The Company indirectly holds this subsidiary through Vietnam Rice Company Limited.

Disclosure of information comparability in the consolidated financial statements

Comparative figures are the figures of the audited consolidated financial statements for the year ended 31 December 2023.

2. ACCOUNTING CONVENTION AND FINANCIAL YEAR

Accounting convention for consolidated financial statements

The accompanying consolidated financial statements, expressed in Vietnam 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 consolidated financial reporting.

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

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

Financial year

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

Estimates

The preparation of consolidated financial statements in conformity with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to consolidated financial reporting requires the Board of Executive Officers 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 consolidated financial statements and the reported amounts of revenues and expenses during the financial year. Although these accounting estimates are based on the Board of Executive Officers' best knowledge, actual results may differ from those estimates.

Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Company and enterprises controlled by the Company (its subsidiaries) up to 31 December each year. 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 results of subsidiaries acquired or disposed of during the year are included in the consolidated income statement from the effective date of acquisition or up to the effective date of disposal, as appropriate.

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

Intragroup transactions and balances are eliminated in full on consolidation.

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

Business combinations

On acquisition, the assets and liabilities and contingent liabilities of a subsidiary are measured at their fair values at the date of acquisition. Any excess of the cost of acquisition over the fair values of the identifiable net assets acquired is recognised as goodwill. Any deficiency of the cost of acquisition below the fair values of the identifiable net assets acquired is credited to profit and loss in the period of acquisition.

The non-controlling interests are initially measured at the non-controlling shareholders' proportion of the net fair value of the assets, liabilities and contingent liabilities recognised.

Goodwill

Goodwill represents the excess of the cost of acquisition over the Company's interest in the net fair value of the identifiable assets, liabilities and contingent liabilities of a subsidiary, associate or jointly controlled entity at the date of acquisition.

Goodwill is amortised on the straight-line basis over its estimated period of benefit of 10 years.

Goodwill arising on the acquisition of associates and jointly controlled entities is included in the carrying amount of the associates and jointly controlled entities.

Goodwill arising on the acquisition of subsidiaries is presented separately as an asset in the consolidated balance sheet.

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

Cash and cash equivalents

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

Financial investments

Held-to-maturity investments

Held-to-maturity investments comprise investments that the Company has the positive intent or ability to hold to maturity, including term deposits which the issuer shall redeem at a certain date in the future.

Held-to-maturity investments are recognised on a trade date basis and are initially measured at acquisition price plus directly attributable transaction costs. Post-acquisition interest income from held-to-maturity investments is recognised in the income statement on accrual basis. Pre-acquisition interest is deducted from the cost of such investments at the acquisition date.

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

Provision for impairment of held-to-maturity investments is made in accordance with prevailing accounting regulations.

Loan receivables

Loan receivables are measured at cost less provision for doubtful debts. Provision for doubtful debts relating to loan receivables is made in accordance with prevailing accounting regulations.

Equity investments in other entities

Equity investments in other entities represent the Company's investments in ordinary shares of the entities over which the Company has no control, joint control, or significant influence.

Equity investments in other entities are carried at cost less provision for impairment (if any). Provisions for impairment of these investments in other entities are made when there is reliable evidence for declining in value of these investments at the balance sheet date.

Receivables

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

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

Inventories

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

- For goods, raw materials, and tools and equipment: Cost comprises purchase cost and other expenses directly related to the procurement of inventories.
- For work-in-progress and finished goods: Cost comprises direct materials and where applicable, direct labor costs and those overheads that have been incurred in bringing the inventories to their present location and condition.

The Company applies perpetual method to account for inventories. Cost is calculated using the weighted average method. Net realisable value represents the estimated selling price less all estimated costs to completion and costs to be incurred in marketing, selling and distribution.

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 balance sheet date.

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less accumulated depreciation.

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.

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

	Years
Buildings and structures	05 - 48
Machinery and equipment	05 - 19
Motor vehicles, transmission equipment	03 - 19
Office equipment	03 - 07
Others	05 - 25

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

Intangible assets and amortisation

Intangible fixed assets include long-term land use rights, computer software, copyright and other intangible assets presented at cost less accumulated amortisation.

The costs of intangible assets include their purchase prices and and directly attributable costs of bringing the assets to their working condition for their intended use.

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

	Years
Land use rights	10 - 49
Computer software	02 - 06
Copyright	03 - 20
Others	15

The Company does not depreciate long-term land use rights.

Investment properties

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

Investment properties held to earn rentals are depreciated using the straight-line method over their estimated useful lives from 05 to 10 years.

Leasing

All leases at the Company are classified as operating leases.

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 consolidated income statement on a straight-line basis over the term of the relevant lease.

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 ready for their intended use.

Prepayments

Prepayments are expenses which have already been paid but relate to results of operations of multiple accounting periods, including land clearance costs, infrastructure construction costs, business cooperation costs, land rentals, repair and renovation costs and other types of prepayments.

Land clearance costs represent expenses for land clearance at Dong Van I Industrial Park Expansion, Dong Van Town, Duy Tien District, Ha Nam Province and at Truong Xuan Industrial Park, Truong Xuan Commune, Thap Muoi District, Dong Thap Province. These costs will be offset against the land rent that the Company

must pay during the land lease period (the land at Dong Van I Industrial Park Expansion is exempted from land rent for 12 years and 5 months, from January 2020 to May 2032 and the land at Truong Xuan Industrial Park is exempted from land rent for 08 years 11 months and 16 days, from 21 January 2022 to 31 December 2030).

Infrastructure construction costs represent the expenses for building infrastructure on the land at Dong Van I Industrial Park Expansion, Duy Tien District, Ha Nam Province. These costs are allocated over the land lease period until 27 May 2064.

Business cooperation costs represent the capital contribution under Contract No. 01/2020/VINASOLAR.VN-VINARICE-NSC dated 18 September 2020 between the Company, Vietnam Rice Company Limited ("Vinarice") and VINASOLAR Vietnam Joint Stock Company and Contract No. 02/2020/SOLAR-DT-VINARICE dated 18 September 2020 between the Vinarice and Solar Dong Thap Joint Stock Company. According to these contracts, capital for the investment of rooftop solar system projects were contributed by the Company and Vinarice. These projects shall be executed over the period of 20 years. The Company and Vinarice will be divided 25% of the profits from these projects. The investment costs for the project are allocated over the implementation period of the projects.

Land rentals are allocated to the income statement using the straight-line method over the lease term.

Repair and renovation costs are the costs of maintenance, replacement and repair of damages arising during operation to restore the operating capacity to the original standard operating state of the asset.

Other types of prepayments comprise the value of packages, labels, tools and supplies issued for consumption and other prepayments which are expected to provide future economic benefits to the Company. These expenditures have been capitalised as prepayments and are allocated to the consolidated income statement using the straight-line method in accordance with the current accounting regulations.

Profit Distribution

The net profit after corporate income tax may be distributed to shareholders after being approved by the General Meeting of Shareholders and after the establishment of funds in accordance with the Charter of the Company and its subsidiaries and the regulations of Vietnamese law.

The distributions of profit after corporate income tax are made as requested by the Board of Directors and approved by the Annual General Meeting of Shareholders.

Revenue recognition

Revenue from sale of goods

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

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

Revenue from service 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 balance sheet 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 balance sheet 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, investment interest

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.

Dividends

Revenue is recognised when the Company's right to receive the dividend payment is established.

Sales deductions

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

Sales deductions incurred in the same year of the related revenue from sales of products, goods and rendering of services are recorded as a deduction from the revenue of that year. In case that sales deductions for sales of products, goods or rendering of services sold in the year incurred after the balance sheet date but before the issuance of the consolidated financial statements, the Company recorded as revenue deductions for the year.

Severance allowance payable

The severance allowance for employees is accrued at the end of each reporting period for all employees having worked at the Company for full 12 months and above. Working time serving as the basis for calculating severance allowance shall be the total actual working time subtracting the time when the employees have made unemployment insurance contributions as prescribed by law, and the working time when severance allowance has been paid to the employees. The allowance made for each year of service equals to a half of an average monthly salary under the Vietnamese Labour Code, Social Insurance Code and relevant guiding documents. The average monthly salary used for calculation of severance allowance shall be adjusted to be the average of the 6 consecutive months nearest to the date of the financial statements at the end of each reporting period. The increase or decrease in the accrued amount shall be recorded in the income statement.

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 balance sheet date are retranslated at the exchange rates of commercial bank where the Company usually transacts on the same date. Exchange differences arising from the translation of these accounts are recognised in the consolidated income statement.

Borrowing costs

Borrowing costs are recognised in the income statement in the year when incurred unless they are capitalised in accordance with Vietnamese Accounting Standard No. 16 "Borrowing costs". Accordingly, borrowing costs directly attributable to the acquisition, 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. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the cost of those assets. For specific borrowings for the purpose of construction of fixed assets and investment properties, borrowing costs are capitalised even when the construction period is under 12 months.

Taxation

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

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit before tax as reported in the consolidated income statement because it excludes items of income or expense that are taxable or deductible in other years (including loss carried forward, if any) and it further excludes items that are never taxable or deductible.

Deferred tax is recognised on significant differences between carrying amounts of assets and liabilities in the consolidated financial statements and the corresponding tax bases used in the computation of taxable profit and is accounted for using balance sheet liability method. Deferred tax liabilities are generally recognised for all temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which deductible temporary differences can be utilised.

Deferred tax is calculated at the tax rates that are expected to apply in the year 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.

4. CASH AND CASH EQUIVALENTS

	Closing balance	Opening balance
	VND	VND
Cash on hand	3,196,315,214	4,037,478,540
Bank demand deposits	259,974,491,664	355,155,736,203
Cash equivalents (i)	15,500,000,000	119,300,000,000
	278,670,806,878	478,493,214,743

(i) As at 31 December 2024, cash equivalents comprises term deposits at commercial banks with original terms not exceeding 3 months at interest rates ranging from 1.6% per annum to 3.7% per annum (as at 31 December 2023: 1.8% per annum to 5.7% per annum).

5. FINANCIAL INVESTMENT

a. Short-term financial investment

	Closing balance		Opening balance	
	VND		VND	
	Cost	Carrying amount	Cost	Carrying amount
Term deposits (i)	2,027,221,918	2,027,221,918	60,000,000,000	60,000,000,000
	2,027,221,918	2,027,221,918	60,000,000,000	60,000,000,000

- (i) As at 31 December 2024, held-to-maturity investments reflect 6-month term deposit at commercial bank with an interest rate of 3.3% per annum. This deposit is being used as collateral for the Company's loan as presented in Note 21 (as at 31 December 2023: term deposits ranged from 6 months to 12 months with interest rates ranging from 4.45% per annum to 4.57% per annum).

b. Long-term financial investment

	Closing balance			Opening balance		
	VND			VND		
	Cost	Provision	Fair value	Cost	Provision	Fair value
Investment in other entities						
ThaiBinh Seed Group Joint Stock Company (ii)	26,061,735,380	-	(iii) 26,061,735,380	-	-	(iii)
	26,061,735,380	-	26,061,735,380	-	-	

- (ii) As at 31 December 2024, the Company holds 19.49% of the shares in ThaiBinh Seed Group Joint Stock Company.

- (iii) The Company has not been able to determine the fair value of these unlisted financial investments as at the balance sheet date because current regulations do not provide specific guidance on how to determine the fair value of these financial investments.

6. SHORT-TERM TRADE RECEIVABLES

	Closing balance	Opening balance
	VND	VND
Hanoi Branch - Wincommerce General Commercial Services Joint Stock Company	54,818,929,875	35,158,991,532
Khoa Hoi Seed Joint Stock Company	8,580,825,947	14,915,246,521
Others	210,593,504,783	171,661,252,307
	273,993,260,605	221,735,490,360

In which:

Short-term trade receivables from related parties (Details stated in Note 35)	-	103,442,000
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As stated in Note 21, several receivables and/or property rights arising from the commercial business contracts of Vietnam Rice Company Limited, Southern Seed Joint Stock Company and Vietnam National Agrifood Investment and Export Import Company Limited - subsidiaries of the Company, are used as collateral for loans at commercial banks.

7. SHORT-TERM ADVANCES TO SUPPLIERS

	Closing balance	Opening balance
	VND	VND
Mr. Tran Van Cu	4,409,479,575	-
721 Coffee One Member Company Limited	3,870,000,000	3,930,000,000
Others	44,619,963,459	33,390,500,215
	52,899,443,034	37,320,500,215

8. OTHER RECEIVABLES

	Closing balance	Opening balance
	VND	VND
a. Short-term		
Receivables for transportation and seed preservation fees	6,010,145,411	4,412,687,819
Advances to employees	4,459,551,967	8,473,340,725
Interest on deposit and loan	1,671,232,876	2,384,617,737
Others	8,372,895,519	5,972,978,032
	20,513,825,773	21,243,624,313
In which:		
Other short-term receivables from related parties (Details stated in Note 35)	1,991,232,876	2,035,616,438
b. Non-current		
Deposit	824,714,000	-
	824,714,000	-

9. INVENTORIES

	Closing balance		Opening balance	
	Cost	Provision	Cost	Provision
Raw materials	80,001,744,621	(1,877,039,879)	70,870,465,280	(1,830,510,395)
Tools and supplies	1,992,846,139	-	2,064,535,448	-
Work in progress	5,845,855,490	-	6,104,966,010	-
Finished goods	471,430,476,000	(6,083,005,989)	365,439,808,791	(5,700,987,873)
Merchandise	2,702,809,811	(351,173,774)	1,515,272,302	(309,904,422)
	561,973,732,061	(8,311,219,642)	445,995,047,831	(7,841,402,690)

During the year, provisions for inventory devaluation were made and reversed with the amounts of VND 2,588,732,303 and VND 2,118,915,351 (2023: provided and reversed of VND 7,531,498,268 and VND 12,615,811,443, respectively) due to certain types of seeds not meeting the quality standards, having a net realizable value lower than their original cost.

As stated in Note 21, moving inventories in the production and business process of Vietnam Rice Company Limited, Southern Seed Joint Stock Company and Vietnam National Agrifood Investment and Export Import Company Limited - subsidiaries of the Company, are used as collateral for loans at commercial banks.

10. PREPAYMENTS

	Closing balance	Opening balance
	VND	VND
a. Current		
Packages, labels, tools and supplies issued for consumption	1,446,752,663	4,033,875,717
Repair and renovation costs	553,067,153	1,164,826,302
Others	666,758,085	625,856,837
	2,666,577,901	5,824,558,856
b. Non-current		
Land clearance and infrastructure construction costs	11,038,314,102	11,200,336,362
Repair and renovation costs	6,463,564,212	4,915,827,213
Business cooperation costs	5,692,571,352	6,048,357,072
Tools and supplies issued for consumption	4,426,483,516	4,250,587,822
Land rentals	3,012,660,691	3,915,640,050
Others	748,492,977	669,982,532
	31,382,086,850	31,000,731,051

11. TAXES AND RECEIVABLES FROM/PAYABLES TO THE STATE BUDGET

	Opening balance (Restated)	Payable during the year	Paid during the year	Closing balance
	VND	VND	VND	VND
a. Receivables				
Personal income tax	2,540,408,136	14,472,137,428	14,031,838,606	2,100,109,314
Corporate income tax	24,141,549	-	-	24,141,549
	2,564,549,685	14,472,137,428	14,031,838,606	2,124,250,863
b. Payables				
Personal income tax	161,491,752	4,752,299,984	4,508,733,291	405,058,445
Value added tax	301,272,395	5,059,069,131	4,337,777,290	1,022,564,236
Corporate income tax	22,413,232,527	51,567,917,607	53,287,936,713	20,693,213,421
Land tax, land rental fee	363,147,631	11,625,440,348	11,988,587,979	-
Other taxes and payables	381,386,548	1,308,128,007	1,308,128,007	381,386,548
	23,620,530,853	74,312,855,077	75,431,163,280	22,502,222,650

12. INCREASES, DECREASES IN TANGIBLE FIXED ASSETS

	Buildings and structures	Machinery and equipment	Motor vehicles, transmission equipment	Office equipment	Others	Total
	VND	VND	VND	VND	VND	VND
COST						
Opening balance	538,352,738,633	319,990,187,111	55,086,109,788	8,948,722,276	1,136,765,379	923,514,523,187
Additions	15,104,677,747	25,403,919,521	10,178,004,730	141,990,000	48,411,000	50,877,002,998
Transfer from construction in progress	24,856,155,624	1,103,823,594	-	-	-	25,959,979,218
Disposals	(742,410,791)	(133,760,000)	(1,637,837,181)	(56,943,647)	-	(2,570,951,619)
Reclassifications	232,769,173	739,882,601	(507,504,521)	(1,270,336,850)	805,189,597	-
Closing balance	577,803,930,386	347,104,052,827	63,118,772,816	7,763,431,779	1,990,365,976	997,780,553,784
ACCUMULATED DEPRECIATION						
Opening balance	198,920,235,662	157,743,823,531	36,394,944,077	6,141,838,474	1,136,765,379	400,337,607,123
Charge for the year	23,957,594,741	24,604,864,032	4,018,316,850	219,552,055	343,228,029	53,143,555,707
Disposals	(742,410,791)	(133,760,000)	(1,637,837,181)	(56,943,647)	-	(2,570,951,619)
Reclassifications	835,075,926	(862,262,809)	470,630,910	345,343,613	(788,787,640)	-
Closing balance	222,970,495,538	181,352,664,754	39,246,054,656	6,649,790,495	691,205,768	450,910,211,211
NET BOOK VALUE						
Opening balance	339,432,502,971	162,246,363,580	18,691,165,711	2,806,883,802	-	523,176,916,064
Closing balance	354,833,434,848	165,751,388,073	23,872,718,160	1,113,641,284	1,299,160,208	546,870,342,573
<i>The cost of the Company's tangible fixed assets which have been fully depreciated but are still in uses:</i>						
Opening balance (Restated)	69,260,162,330	66,851,391,786	22,069,176,278	5,257,444,909	160,000,000	163,598,175,303
Closing balance	76,629,478,192	69,775,346,488	23,771,344,997	5,237,046,717	160,000,000	175,573,216,394

As at 31 December 2024, certain buildings, structures, machinery, equipment and transportation vehicles with the carrying amount of VND 227,364,041,689 (as at 31 December 2023: VND 240,920,056,445) have been pledged as collateral for loans at commercial banks (Details stated in Note 21).

13. INCREASES, DECREASES IN INTANGIBLE ASSETS

	Land use rights (i)	Computer software	Copyright	Others	Total
	VND	VND	VND	VND	VND
COST					
Opening balance	223,659,573,649	8,776,800,824	27,697,000,000	4,274,560,920	264,407,935,393
Additions	-	806,649,950	5,400,000,000	-	6,206,649,950
Reclassifications	-	1,859,150,000	(1,859,150,000)	-	-
Closing balance	223,659,573,649	11,442,600,774	31,237,850,000	4,274,560,920	270,614,585,343
ACCUMULATED AMORTISATION					
Opening balance	22,141,171,322	4,601,768,394	16,396,399,388	1,502,557,434	44,641,896,538
Charge for the year	487,603,872	2,006,719,827	2,308,939,707	251,224,200	5,054,487,606
Reclassifications	(1,241)	(492,742,195)	526,076,772	(33,333,336)	-
Closing balance	22,628,773,953	6,115,746,026	19,231,415,867	1,720,448,298	49,696,384,144
NET BOOK VALUE					
Opening balance	201,518,402,327	4,175,032,430	11,300,600,612	2,772,003,486	219,766,038,855
Closing balance	201,030,799,696	5,326,854,748	12,006,434,133	2,554,112,622	220,918,201,199

The cost of intangible assets includes fixed assets fully depreciated but are still in use:

Opening balance (Restated)	16,930,311,770	3,233,150,824	10,930,350,000	-	31,093,812,594
Closing balance	16,930,311,770	3,233,150,824	10,930,350,000	-	31,093,812,594

- (i) Included in the value of Land use rights is the value of the land at 282 Le Van Sy, Ward 1, Tan Binh District, Ho Chi Minh City ("Le Van Sy Land"). According to the Joint Venture Contract dated 03 September 2014 and the appendices to the Joint Venture Contract signed between Southern Seed Joint Stock Company ("SSC") and Daewon Cantavil Joint Stock Company ("Daewon" - formerly known as Daewon - Thu Duc Housing Development Joint Stock Company), SSC has used a part of the value of the Le Van Sy Land Cost (including the value of land use rights and assets on the land) as agreed with Daewon, equivalent to VND 23,816,250,000 to contribute capital to establish Cantavil Housing Development Company Limited ("Cantavil"). The remaining portion of the Le Van Sy Land Cost at the agreed value will be paid back by Cantavil to SSC according to the timeline/conditions stipulated in the Joint Venture Contract. On the same day of 03 September 2014, SSC also signed a Transfer Contract, according to which SSC transfers the property rights, which is the value of the Company's capital contribution at Cantavil to Daewon, and the implementation of this Transfer Contract will depend on the conditions stated in the Transfer Contract as well as some other conditions of the Joint Venture Contract mentioned above.

As at 31 December 2024, due to the fact that the conversion of land use purpose of Le Van Sy Land has not been completed and the conditions, including the prerequisites of the Joint Venture Contract, have expired, SSC has not yet handed over Le Van Sy Land to Cantavil and has not yet recorded the benefits and costs related to the execution of the Joint Venture Contract and Transfer Contract mentioned above.

14. INCREASE, DECREASE IN INVESTMENT PROPERTY

	Buildings and structures VND
COST	
Opening balance	13,350,617,119
Additions	1,457,744,028
Closing balance	14,808,361,147
ACCUMULATED AMORTISATION	
Opening balance	2,766,596,003
Charge for the year	1,209,465,870
Closing balance	3,976,061,873
NET BOOK VALUE	
Opening balance	10,584,021,116
Closing balance	10,832,299,274

Investment properties include warehouses and stores that are used for rental purposes. According to VAS No. 05 - Investment Properties, fair value of investment property as at 31 December 2024 is required to be disclosed. However, the Company could not determine the fair value as at 31 December 2024; therefore, no information about the fair value is disclosed in the Notes to the consolidated financial statements. In order to determine the fair value, the Company would require an independent consultancy company to perform the valuation. At present, the Company has not found a suitable consultancy company yet.

The cost of investment properties as at 31 December 2024 includes VND 2,235,586,793 of investment properties which have been fully depreciated but are still under a lease (31 December 2023: VND 1,985,661,793).

15. CONSTRUCTION IN PROGRESS

	Closing balance VND	Opening balance VND
The 4 Bin Rice Drying System - CS 105 ton	5,779,113,150	-
Factory renovation and repair project	2,921,000,000	3,292,663,830
Others	1,879,962,432	4,440,582,415
	10,580,075,582	7,733,246,245

16. DEFERRED TAX ASSETS/ DEFERRED TAX LIABILITIES

	Current year	Prior year
	VND	VND
Deferred tax assets		
Deferred tax assets related to deductible temporary differences:		
- Trade discount not yet invoiced for scientific and technological products	23,656,000	1,981,163,494
- Trade discount not yet invoiced for other products	7,598,101,013	1,196,207,726
- Short-term accrued expenses	2,102,296,154	2,890,616,840
- Provision for devaluation of inventories	334,344,466	336,708,155
- Unrealized profit	537,798,548	517,135,974
- Internal asset sales transaction	443,089,338	20,662,573
Deferred tax assets	11,039,285,519	6,942,494,762
	Current year	Prior year
	VND	VND
Deferred tax liabilities		
Deferred tax liabilities arising from taxable temporary differences:		
- Difference arising from the revaluation of assets of subsidiaries at the business combination date	31,361,198,618	31,372,738,452
Deferred tax liabilities	31,361,198,618	31,372,738,452

17. GOODWILL

	Goodwill
	VND
COST	
Opening balance	260,846,731,446
Closing balance	260,846,731,446
ACCUMULATED AMORTISATION	
Opening balance	231,748,994,834
Charge for the year	23,288,270,654
Closing balance	255,037,265,488
NET BOOK VALUE	
Opening balance	29,097,736,612
Closing balance	5,809,465,958

18. SHORT-TERM TRADE PAYABLES

	Closing balance	Opening balance
	VND	VND
	Amount/Amount able to be paid off	Amount/Amount able to be paid off
Payables to construction contractors	1,347,753,248	6,872,063,151
Payables to suppliers	119,990,532,558	121,847,553,848
- Guangxi Wanchuan Seed Co., Ltd.	65,078,509,292	56,193,090,514
- Others	54,912,023,266	65,564,463,334
	121,338,285,806	128,719,616,999
In which:		
Short-term trade payables to related parties (Details stated in Note 35)	201,264,000	97,650,000

19. SHORT-TERM ACCRUED EXPENSES

	Closing balance	Opening balance
	VND	VND
Land rental charges	6,457,217,824	10,651,651,441
Royalty fee	1,334,365,100	1,100,920,600
Others	6,846,362,360	8,392,361,020
	14,637,945,284	20,144,933,061

20. OTHER CURRENT PAYABLES

	Closing balance	Opening balance
	VND	VND
Payables to Cantavil Housing Development Company Limited (i)	76,183,750,000	76,183,750,000
Dividends payable	35,280,009,375	36,129,916,685
Payables to Daewon Cantavil Joint Stock Company (ii)	23,816,250,000	23,816,250,000
Payables for trade discount, payment discount	16,761,970,785	24,672,133,288
Unpaid salary fund	10,603,842,512	14,325,375,852
Others	10,036,170,253	19,055,973,617
	172,681,992,925	194,183,399,442
In which:		
Other current payables to related parties (Details stated in Note 35)	28,157,414,000	28,157,414,000

- (i) Reflects the remaining portion of the Le Van Sy land, which was voluntarily transferred by the partners into SSC's account (although SSC did not request and has not received prior notice from the partners before receiving this payment). As at 31 December 2024, the land use purpose conversion for the Le Van Sy land, as well as other conditions of the Capital Contribution Contract and its annexes that have not been completed (Note 13).
- (ii) Represent an amount paid in advance by counterparty to SSC in accordance with the provision of Joint Venture Contract and Transfer Contract. As at 31 December 2024, these contracts have not been completed and parties participated in these contracts are negotiating to adjust contract terms (Note 13).

21. SHORT-TERM LOANS

	Opening balance		In the year	Closing balance
	VND		VND	VND
	Amount/Amount able to be paid off	Increases	Decreases	Amount/Amount able to be paid off
Bank loan	315,821,580,222	1,027,909,006,450	1,148,265,994,966	195,464,591,706
	315,821,580,222	1,027,909,006,450	1,148,265,994,966	195,464,591,706

As at 31 December 2024, short-term loans of the Company and its subsidiaries are used to supplement working capital. The details of the short-term loans are as follows:

No	Bank	Amount (VND)	Term	Interest	Collateral
1.	Joint Stock Commercial Bank for Foreign Trade of Vietnam - Thang Long Branch	127,388,346,751	The loan term for each disbursement is specified in each debt acknowledgment letter, but not exceed 06 months. The last debt acknowledgement letter expires on 06 July 2025. Interest is paid monthly.	The interest for each disbursement is specified in each debt acknowledgment letter	<ul style="list-style-type: none"> - 5,996,940 shares of Southern Seed Joint Stock Company owned by the Company; - Guarantee by the Company for all principal and interest obligations, up to a maximum of 100 billion VND; - Several receivables and/or property rights arising from the commercial business contracts of Vietnam Rice Company Limited and Vietnam National Agrifood Investment and Export Import Company Limited - subsidiaries of the Company as presented in Note 6; - Moving inventories in the production and business process of Vietnam Rice Company Limited and Vietnam National Agrifood Investment and Export Import Company Limited - subsidiaries of the Company as presented in Note 9; - All assets attached to land and machinery at the Industrial Center for processing seed and agricultural products located in Truong Xuan Commune, Thap Muoi District, Dong Thap Province as presented in Note 12.
2.	Shinhan Vietnam Bank Limited - Pham Hung Branch	42,876,497,586	The loan term for each disbursement is specified in each debt acknowledgment letter, but not exceed 05 months. The last debt acknowledgement letter expires on 29 April 2025. Interest is paid monthly.	The interest for each disbursement is specified in each debt acknowledgment letter	Unsecured loan.

No	Bank	Amount (VND)	Term	Interest	Collateral
3.	Vietnam Joint Stock Commercial Bank for Industry and Trade - Saigon Branch	23,170,608,010	The loan term for each disbursement is specified in each debt acknowledgment letter, but not exceed 06 months. Interest is paid monthly.	The interest for each disbursement is specified in each debt acknowledgment letter	- Moving inventories formed from the loaned capital and receivables arising from the production and business process of Southern Seed Joint Stock Company - a subsidiary of the Company, with a minimum value at all times of VND 100,000,000,000.
4.	Standard Chartered Bank (Vietnam) Limited	2,029,139,359	The loan term for each disbursement is specified in each debt acknowledgment letter, but not exceed 06 months. The last debt acknowledgement letter expires on 24 March 2025. Interest is paid monthly.	The interest for each disbursement is specified in each debt acknowledgment letter	Term deposit (Details in Note 05).
		<u>195,464,591,706</u>			

22. OWNERS' EQUITY

	Owner's contributed capital	Share premium	Treasury shares	Investment and development fund	Retained earnings	Non-controlling interests	Total
	VND	VND	VND	VND	VND	VND	VND
For the year ended 31 December 2023							
Prior year's opening balance	175,869,880,000	331,245,527,850	(50,000,000)	463,019,466,983	294,659,665,467	86,513,810,199	1,351,258,350,499
Profit for the year	-	-	-	-	223,527,738,594	6,600,771,628	230,128,510,222
Appropriation to the investment and development fund	-	-	-	77,436,168,225	(77,436,168,225)	-	-
Appropriation to the bonus and welfare fund	-	-	-	-	(26,906,720,324)	(685,726,013)	(27,592,446,337)
Dividends declared	-	-	-	-	(70,298,064,000)	(2,293,449,000)	(72,591,513,000)
Remuneration of the Board of Directors and the Board of Supervisors from profits in 2022	-	-	-	-	(2,191,999,995)	(372,454,592)	(2,564,454,587)
Remuneration of the Board of Directors and the Board of Supervisors from profits in 2023	-	-	-	-	(1,093,611,000)	-	(1,093,611,000)
Use of funds	-	-	-	(31,026,790,369)	-	-	(31,026,790,369)
Other decreases	-	-	-	-	(382,879,386)	-	(382,879,386)
Prior year's closing balance	175,869,880,000	331,245,527,850	(50,000,000)	509,428,844,839	339,877,961,131	89,762,952,222	1,446,135,166,042

Movement in owners' equity

	Owner's contributed capital	Share premium	Other owner's capital	Treasury shares	Investment and development fund	Retained earnings	Non- controlling interests	Total
	VND	VND	VND	VND	VND	VND	VND	VND
For the year ended 31 December 2024								
Current year's opening balance	175,869,880,000	331,245,527,850	-(50,000,000)	509,428,844,839	339,877,961,131	89,762,952,221	446,135,166	1,446,135,166,042
Profit for the year	-	-	-	-	-	217,949,064,379	7,628,743,144	225,577,807,523
Appropriation to the investment and development fund (i)	-	-	-	-	81,164,985,732	(81,164,985,732)	-	-
Appropriation to the bonus and welfare fund from profits in 2023 (i)	-	-	-	-	-	(31,128,666,766)	(594,331,056)	(31,722,997,822)
Appropriation to the bonus and welfare fund from profits in 2024 (i)	-	-	-	-	-	(9,892,697,907)	(167,276,695)	(10,059,974,602)
Dividends declared (i)	-	-	-	-	-	(70,298,064,000)	(2,219,199,000)	(72,517,263,000)
Remuneration of the Board of Directors and the Board of Supervisors from profits in 2023 (i)	-	-	-	-	-	(2,642,566,497)	(451,141,351)	(3,093,707,848)
Remuneration of the Board of Directors and the Board of Supervisors from profits in 2024 (i)	-	-	-	-	-	(2,229,175,661)	(12,491,006)	(2,241,666,667)
Use of funds (ii)	-	-	-	-	(29,939,594,200)	-	-	(29,939,594,200)
Increase in capital at subsidiaries from retained earnings and investment and development fund	-	-7,958,080,000	-	-	(7,023,803,868)	(934,276,132)	-	-
Other decreases	-	-	-	-	-	(1,335,779,613)	(157,095,387)	(1,492,875,000)
Current year's closing balance	175,869,880,000	331,245,527,850	7,958,080,000	-(50,000,000)	553,630,432,503	358,200,813,202	93,790,160,871	1,520,644,894,426

(i) Reflects the allocation of funds, dividend distribution, remuneration of the Board of Directors and the Board of Supervisors from profits in 2023 and 2024, according to the Resolutions of the Annual General Meeting of Shareholders and the Resolutions of the Board of Directors of the Company and its subsidiaries.

The Company and its subsidiaries have also made provisional allocations to the bonus and welfare funds, as well as for the remuneration of the Board of Directors and the Board of Supervisors from profits of 2024. The provisional amount will be submitted to the General Meeting of Shareholders for approval at the next meeting and the difference (if any) will be adjusted accordingly in the financial statements.

(ii) The Company used part of the investment and development fund for its research, trial production and business development activities.

Charter capital

According to the amended Enterprise Registration Certificate, the Company's charter capital is VND 175,869,880,000. The charter capital contributions by the shareholders as at 31 December 2024 had been fully made as follows:

	Contributed capital			
	Closing balance		Opening balance	
	VND	%	VND	%
PAN Farm Joint Stock Company	140,787,070,000	80.05%	140,787,070,000	80.05%
Others	34,958,090,000	19.88%	34,958,090,000	19.88%
	175,745,160,000	99.93%	175,745,160,000	99.93%
Treasury shares	124,720,000	0.07%	124,720,000	0.07%
	175,869,880,000	100.00%	175,869,880,000	100.00%

Shares

	Closing balance	Opening balance
Number of shares issued to the public	17,586,988	17,586,988
Ordinary shares	17,586,988	17,586,988
Number of treasury shares	12,472	12,472
Ordinary shares	12,472	12,472
Number of outstanding shares in circulation	17,574,516	17,574,516
Ordinary shares	17,574,516	17,574,516

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

23. OFF BALANCE SHEET ITEMS

Consignment goods

	Unit	Closing balance	Opening balance
Consignment goods	VND	105,437,845,219	131,534,642,000

Foreign currencies

	Unit	Closing balance	Opening balance
- United States Dollar	USD	1,137,404.70	314,199.26
- Chinese Yuan	CNY	80,316.21	80,316.21
- Euro	EURO	11,660.15	47,468.34

Bad debts written off

	Closing balance	Opening balance (Restated)	Reason
	VND	VND	
Hai Anh Seed Company Limited	2,624,129,975	2,624,129,975	Bankruptcy
Dong Cuu Agricultural Service Cooperative	1,194,600,000	1,194,600,000	The Company has ceased operations and completed the process of terminating its tax identification number.
Others	5,433,626,379	5,305,767,235	
	9,252,356,354	9,124,497,210	

24. BUSINESS AND GEOGRAPHICAL SEGMENTS

Business segments

The Company's business activities include cultivation, trading, direct import and export of plant varieties and agricultural materials; as well as processing, packaging and preserving of plant varieties and agricultural materials. In particular, the Company's main production and business activities is cultivation, trading, direct import and export of plant varieties; with the revenue, business results, and assets of this division all accounting for over 90% of total revenue, business results and assets of all departments. According to Accounting Standard No. 28, the Company does not prepare segment reports by business lines. Revenue and cost of goods sold for each production and business activity are presented in Notes 25 and 26, respectively.

Geographic segments

The Company does not prepare business segment reports by geographical area because the Board of Executive Officers determines that the Company and its subsidiaries currently operates in a single geographical, primarily within the territory of Vietnam.

25. REVENUE FROM GOODS SOLD AND SERVICES RENDERED

	Current year	Prior year
	VND	VND
Revenue from goods sold and services rendered	2,594,400,629,388	2,206,476,770,842
Revenue from goods sold	2,579,627,776,787	2,192,796,757,887
Revenue from services rendered	14,772,852,601	13,680,012,955
Sale deductions	145,704,361,430	170,999,979,496
Trade discount	43,288,891,243	50,663,850,931
Sales rebates	71,380,000	945,338,400
Sales return	102,344,090,187	119,390,790,165
Net revenue from goods sold and services rendered	2,448,696,267,958	2,035,476,791,346
In which:		
Revenue from related parties (Details stated in Note 35)	936,687,728	852,612,849

26. COST OF GOODS SOLD AND SERVICES RENDERED

	Current year	Prior year
	VND	VND
Cost of goods sold and services rendered	1,722,395,128,593	1,405,883,207,615
Provision for/(reversal) of inventory devaluation	469,816,952	(5,084,313,180)
	1,722,864,945,545	1,400,798,894,435

27. PRODUCTION COST BY NATURE

	Current year	Prior year (Restated)
	VND	VND
Raw materials and consumables	1,701,908,929,734	1,299,896,077,841
Labour cost	219,853,461,145	143,590,588,850
Depreciation and amortisation	77,409,630,914	74,046,710,337
Provision made/(reversed)	1,734,552,164	(5,113,134,508)
Out-sourced services	190,504,175,884	146,732,884,485
Other monetary expenses	67,169,265,560	65,021,379,261
	2,258,580,015,401	1,724,174,506,266

28. FINANCIAL INCOME

	Current year	Prior year
	VND	VND
Bank and loan interest	11,598,384,717	9,806,760,428
Foreign exchange gain	4,928,612,038	2,701,763,717
Dividends received	1,941,260,000	1,941,260,000
Others	553,336,416	287,066,708
	19,021,593,171	14,736,850,853
In which:		
Financial income from related parties (Details stated in Note 35)	5,013,698,628	2,035,616,438

29. FINANCIAL EXPENSES

	Current year	Prior year
	VND	VND
Payment discount	19,737,817,669	17,866,458,999
Interest expenses	17,890,185,178	19,089,991,819
Foreign exchange loss	1,971,949,553	696,705,183
	39,599,952,400	37,653,156,001

30. SELLING EXPENSES AND GENERAL AND ADMINISTRATION EXPENSES

	Current year	Prior year
	VND	VND
Selling expenses		
Labour costs	44,283,230,649	39,507,533,865
Depreciation and amortisation	6,337,800,157	11,650,655,924
Transportation cost	64,430,157,405	36,852,783,291
Out-sourced services	84,852,187,586	69,926,084,525
Others	35,809,830,175	24,548,485,000
	235,713,205,972	182,485,542,605
General and administration expenses		
Labor costs	92,444,190,494	79,041,798,613
Allocation of goodwill	23,288,270,654	23,428,964,417
Depreciation and amortisation	12,851,302,801	13,875,419,005
Out-sourced services	25,611,290,140	22,070,357,424
Others	42,114,783,750	34,338,047,984
	196,309,837,839	172,754,587,443

31. CORPORATE INCOME TAX EXPENSE

	Current year	Prior year
	VND	VND
Current corporate income tax expense		
Corporate income tax expenses based on taxable profit in the current year	50,588,445,538	37,676,157,460
Total current corporate income tax expense	50,588,445,538	37,676,157,460

	Current year	Prior year
	VND	VND
Deferred corporate income tax income		
Deferred income tax income arising from deductible temporary differences	(4,108,330,591)	(1,051,574,335)
Total deferred corporate income tax income	(4,108,330,591)	(1,051,574,335)

The Company and its subsidiaries are obligated to pay Corporate Income Tax ("CIT") at the rate of 20% on taxable income, except for the following cases:

Vietnam National Seed Group Joint Stock Company:

- (i) According to Certificate No. 03/DNKHCN issued by the Department of Science and Technology of Hanoi City on 01 March 2011, the Company was approved as a Science and Technology Enterprise ("S&T"). As a result, the Company was eligible for corporate income tax ("CIT") exemptions and reductions as a newly established enterprise under an investment project in the high-tech, scientific research, and technology development fields, starting from the date it earns taxable income, provided that the revenue from products and goods formed from S&T results accounts for at least 30% of the total annual revenue of the enterprise. The Company was entitled to the following benefits:

- The Company was eligible for a CIT rate of 10% for 15 years, starting from the first year of revenue from S&T activities (2011) until the effective date of Circular No. 03/2021/TT-BTC (01 March 2021).
- The Company was exempt from CIT for the first 4 years, starting from the first year of taxable income from S&T activities (2011), and enjoyed 50% CIT reduction for the subsequent 9 years. Therefore, 2023 was the last year the Company applied the 50% CIT reduction on taxable income from S&T products. The CIT rate applicable in 2024 for the Company is 20%.

Vietnam Rice Company Limited - a subsidiary of the Company is entitled to the CIT rate of 10% for a period of 15 years from the first year of official operation (2020) and applies the normal CIT rate in subsequent years for its agricultural product processing and seed processing activities in special disadvantaged areas. This Company is also exempt from CIT for four 4 years from the first year of taxable income (2020) and a 50% reduction in the applicable CIT rate for the subsequent 9 years (from 2024).

Vietnam National Agrifood Investment and Export Import Company Limited - a subsidiary of the Company is entitled to the CIT rate of 10% for 15 years from the first year of official operation (2023) and the normal CIT rate in subsequent years. This Company is also exempt from CIT for 4 years from the first year of taxable income (2023) and a 50% reduction in the CIT rate applied for the subsequent 9 years (from 2027).

Ha Nam High Tech Agricultural Development and Investment Joint Stock Company - a subsidiary of the Company is entitled to the CIT rate of 17% for 10 years (starting from 2016). This Company is also exempt from CIT for 2 years from the first year of taxable income (2021) and a 50% reduction in the CIT rate applied for the subsequent 4 years.

32. BASIC EARNINGS PER SHARE

	Current year	Prior year (Restated)
Accounting profit after corporate income tax (VND)	217,949,064,379	223,527,738,594
Appropriation to the bonus and welfare fund	(9,892,697,907)	(31,128,666,766)
Remuneration of the Board of Directors and the Board of Supervisors	(2,229,175,661)	(3,736,177,497)
Profit attributable to basic earnings per share calculation (VND)	205,827,190,811	188,662,894,331
Average ordinary shares in circulation for the year (share)	17,574,516	17,574,516
Basic earnings per share (VND/share)	11,712	10,735

The reward and welfare fund, bonus and remuneration of the Board of Directors and Board of Supervisors in 2024, have been provisionally allocated during the year. Therefore, the basic earnings per share for the financial year ended 31 December 2024 may change upon approval.

In accordance with Circular 200/2014/TT-BTC, the bonus and welfare fund and the remuneration for the Board of Directors and Board of Supervisors, which are allocated from profits must be excluded from the profits when estimating basic earnings per share. Therefore, the basic earnings per share for the financial year ended 31 December 2023, have been restated to reflect the impact of the profit distribution of 2023 approved by the Resolutions of the General Meeting of Shareholders of the Company and its subsidiaries. Basic earnings per share are adjusted as follows:

	Reported VND	Restated VND
Accounting profit after corporate income tax (VND)	223,527,738,594	223,527,738,594
Appropriation to the bonus and welfare fund	(1,093,611,000)	(34,864,844,263)
Remuneration of the Board of Directors and the Board of Supervisors	222,434,127,594	188,662,894,331
Average ordinary shares in circulation for the year (share)	17,574,516	17,574,516
Basic earnings per share (VND/share)	12,657	10,735

33. CONTINGENT LIABILITIES

Land rental fee in Pham Van Coi Commune, Cu Chi District, Ho Chi Minh City

In 2013, South Seed Joint Stock Company ("SSC"), a subsidiary of the Company, purchased assets from East West Seed Joint Venture Company (EW) including land use rights. Pursuant to Decision No. 3201/QĐ-UBND dated 28 June 2014, SSC was approved by the People's Committee of Ho Chi Minh City to use a land lot area of 259,717.2 m² in Pham Van Coi Commune, Cu Chi District, Ho Chi Minh City for researching and producing vegetable seeds. Therefore, SSC is obliged to pay land rental from the date of Decision to 31 December 2020. Currently, the above land area is being used by SSC; however, the Department of Natural Resources and Environment and the Tax Department of Ho Chi Minh City have not yet determined the official land rental price. Therefore, SSC and local authorities have not yet been able to determine the land rental amount for the above leased land for the entire corresponding lease term. The land rent has been temporarily accrued annually by SSC Company based on the land rental unit price of EW (the previous lessee) under the land lease contract No. 9018/HDĐT-GTĐ dated 29 June 2000 between EW and the People's Committee of Ho Chi Minh City. At the date of these financial statements, SSC has temporarily accrued land rental from July 2014 to December 2024 with the amount of VND 6,457,217,824. SSC will make adjustments and additional payments for the next payment period (if any) when there is an official price and notice from relevant state management agencies.

Land rental fee in Tan Hiep Commune, Phu Giao District, Binh Duong Province

On 27 May 2005, SSC signed a land lease contract with the People's Committee of Binh Duong Province of a land lot area of 776,947.3 m² in Tan Hiep Commune, Phu Giao District, Binh Duong Province for agricultural use in 20 years from 25 March 2002 to 25 March 2022. SSC carried out procedures to extend the land lease term in 2020 that was approved by the People's Committee of Binh Duong Province for the extension under Decision No. 685/QĐ-UBND dated 13 March 2020.

On 21 April 2022, SSC received Notice of temporary payment of land rental fee in the form of annual No. 12/TB-CCT from the Tax Department of Tan Uyen Area for the above land, with the price of VND 192/m². Accordingly, the Tax Department of Tan Uyen Area issued Official Letter No. 3424/BPMCPG-CCTKV on 07 June 2022 confirming that SSC had fulfilled its financial obligations regarding land rental fee for the years from 2006 to 2021.

However, on 15 July 2022, SSC received Notice No. 11988/TB-CTBD from the Binh Duong Provincial Tax Department regarding annual payment of land and water surface rental fee. According to this announcement, the land rental fee was adjusted from VND 192/m² to VND 5,258/m² with a price stabilization period from 13 March 2020 to 13 March 2025.

On 28 October 2022, SSC issued Official Letter No. 334/CV-SSC requesting the People's Committee and the Department of Natural Resources and Environment of Binh Duong Province to adjust the land price and Department of Natural Resources and Environment of Binh Duong Province was assigned by the People's Committee to consideration and response. Therefore, SSC and local management agencies have not yet been able to determine the land rental amount for the above leased land.

SSC has provisionally paid the entire land rental fee for 2022 and 2023 with an amount of VND 4,085,188,093 per year according to Notice No. 11988/TB-CTBD dated 27 October 2022 and 29 November 2022 and Notice No. 12/TB-CCT of the Tax Department of Tan Uyen Area (SSC received this Notice on 16 January 2024).

In 2024, the land rental fee for 2023 was reduced by 30%, equivalent to VND 1,225,556,671, according to Decision No. 911/QĐ-CTBDU dated 26 March 2024 issued by the Director of the Binh Duong Tax Department. The land rental reduction was based on Article 3, Decision No. 25/2023/QĐ-TTg dated 03 October 2023 of the Prime Minister regarding the reduction of land rental fees for 2023.

As at the end of 2024, SSC has not yet received an official notice from the tax authorities regarding the land rental fee payable for 2024, SSC has self-assessed and temporarily paid the land rental fee for the year 2024 with an amount of VND 2,859,632,232 after deducting the amount eligible for exemption. SSC will adjust and make any additional payment or refund in the next payment period (if any).

34. COMMITMENTS

Operating lease commitment

The Company as lessee

The Company is leasing office spaces, warehouses and land under operating leases. At the balance sheet date, the minimum future lease payments under operating leases are presented as follows:

	Closing balance	Opening balance (Restated)
	VND	VND
Within one year	4,351,709,926	5,758,465,220
In the second to fifth year inclusive	11,163,011,788	8,966,443,288
After five years	57,868,589,824	56,528,555,474
	73,383,311,538	71,253,463,982

35. RELATED PARTY TRANSACTIONS AND BALANCES

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

Company	Relationship
PAN Group Joint Stock Company	Ultimate Parent Company
PAN Farm Joint Stock Company	Parent Company
PAN Consumer Goods Distribution Joint Stock Company	Affiliate
Vietnam Fumigation Joint Stock Company	Affiliate
PAN - Hulich Joint Stock Company	Affiliate

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

	Current year VND	Prior year VND
Revenue from of goods sold and services rendered		
PAN Consumer Goods Distribution Joint Stock Company	560,535,000	-
PAN - Hulich Joint Stock Company	376,152,728	852,612,849
	936,687,728	852,612,849
Purchase of goods and services rendered		
Vietnam Fumigation Joint Stock Company	2,642,480,500	2,382,742,500
	2,642,480,500	2,382,742,500
Dividends declared		
PAN Farm Joint Stock Company	56,314,828,000	56,314,828,000
	56,314,828,000	56,314,828,000
Dividends paid		
PAN Farm Joint Stock Company	56,314,828,000	70,393,535,000
	56,314,828,000	70,393,535,000
Loan receivables		
PAN Group Joint Stock Company	-	100,000,000,000
	-	100,000,000,000
Interest income from loan receivables		
PAN Group Joint Stock Company	5,013,698,628	2,035,616,438
	5,013,698,628	2,035,616,438
Payment for business cooperation		
PAN Farm Joint Stock Company	640,000,000	400,000,000
	640,000,000	400,000,000

Significant related party balances as at the balance sheet date were as follows:

	Closing balance	Opening balance
	VND	VND
Short-term trade receivables		
PAN - Hulic Joint Stock Company	-	103,442,000
	-	103,442,000
Short-term loan receivables		
PAN Group Joint Stock Company (i)	100,000,000,000	100,000,000,000
	100,000,000,000	100,000,000,000
Other short-term receivables		
PAN Group Joint Stock Company	1,671,232,876	2,035,616,438
	1,671,232,876	2,035,616,438
Advance payment for business cooperation		
PAN Farm Joint Stock Company	320,000,000	-
	320,000,000	-
Short-term trade payables		
Vietnam Fumigation Joint Stock Company	201,264,000	97,650,000
	201,264,000	97,650,000
Other current payables		
PAN Farm Joint Stock Company	28,157,414,000	28,157,414,000
	28,157,414,000	28,157,414,000

- (i) Reflects an unsecured loan to PAN Group Joint Stock Company under Loan Agreement No. 01/2023/HDV/SSC-PAN dated 06 September 2023 and its attached appendices with the amount of VND 100 billion. The loan bears a fixed interest rate of 5% per annum. According to the appendix of the contract, the loan has been extended to 10 September 2025.

Remuneration paid to the Board of Directors, Board of Executive Officers and Board of Supervisors during the year was as follows:

	Current year	Prior year (Restated)
	VND	VND
Remuneration of the Board of Directors	1,500,000,000	1,423,611,111
Ms. Tran Kim Lien	250,000,000	250,000,000
Ms. Le Thi Le Hang	250,000,000	250,000,000
Ms. Nguyen Thi Tra My	250,000,000	250,000,000
Mr. Nguyen Quang Truong	250,000,000	250,000,000
Ms. Nguyen Ngoc Anh	250,000,000	250,000,000
Mr. Tran Dinh Long	250,000,000	173,611,111
Income of the Board of Executive Officers	11,147,283,936	11,704,687,710
Mr. Nguyen Quang Truong	2,976,560,000	3,687,500,000
Members of the Executive Board	8,170,723,936	8,017,187,710
Remuneration of the Board of Supervisors	300,000,000	300,000,000
Mr. Nguyen Anh Tuan	100,000,000	100,000,000
Mr. Do Tien Sy	100,000,000	100,000,000
Mr. Luong Ngoc Thai	100,000,000	100,000,000

36. SUPPLEMENTAL DISCLOSURES OF CASH FLOW INFORMATION

Supplemental non-cash disclosures


Cash outflows for purchases of fixed assets and construction in progress during the year exclude an amount of VND 1,347,753,248 (2023: VND 6,872,063,151), representing an addition in fixed assets and construction in progress during the year that has not yet been paid. Consequently, increase, decrease in payables have been adjusted by the same amount.

Cash outflows for purchases of fixed assets and construction in progress during the year include an amount of VND 2,055,675,014 (2023: VND 3,301,814,100 VND), representing an addition in fixed assets and construction in progress during the year that had been advanced. Consequently, increase, decrease in receivables have been adjusted by the same amount.


Cash inflows from the issuance of shares and capital contributions from owners during the year exclude an amount of VND 7,958,080,000 (2023: 0 VND), representing the capital increase at Vinaseed Hanoi Development and Investment Joint Stock Company - a subsidiary of the Company from retained earnings and investment and development fund.



Nguyen Thi Nhu Quynh
Preparer



Phan The Ty
Chief Accountant



Nguyen Quang Truong
Chief Executive Officer

24 March 2025