SOUTHERN SEED CORPORATION

No. 318.../CV-TCKT

(Regarding periodic information disclosure)

SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

Ho Chi Minh City, 19 Oct 2026

To : Ho Chi Minh City Stock Exchange

- Company name: Southern Seed Corporation
- Stock code: SSC
- Address: 282 Le Van Sy Street, Tan Son Hoa Ward , HCM City, Vietnam
- Tel: (028) 3844 2414
- Information Discloser: Mr. Tran Truong Tan Tai - General Director

Type of disclosed information ☐ 24 hours ☐ 72 hours ☐ ad-hoc ☐ on request ☑ **periodic**

Contents of disclosed information:

1. Southern Seed Corporation announces the release of the Third Quarter of 2026 Financial Statements for the period from 01/07/2026 to 30/09/2026:

- Profit after tax for the Third Quarter of 2026:	(70.659.243) VND
- Profit after tax for the Third Quarter of 2025:	4.966.737.575 VND
- Variation:	(5.037.396.818) VND

Reason:

The net profit after tax in the Third Quarter of 2026 Income Statement shifted from a profitable status in the same period of the previous year to a net loss in this period, primarily due to the following main reasons:

In the Third Quarter of 2026 Income Statement, the company's net revenue increased by only 14% compared to the same period in 2025, while cost of goods sold (COGS) surged by 44%. The main reason was that during the Third Quarter of 2026, the company liquidated a large inventory at low selling prices, resulting in a net loss in profit after tax compared to the same period.

Southern Seed Corporation (SSC) hereby announces information in accordance with the law. This information has been published on the Company's website: http://ssc.com.vn on 19 October, 2026.

We hereby certify that the above disclosed information is true and take the full legal responsibility for the content of the disclosed information.

Legal representative

GENERAL DIRECTOR

MSDN:0302634683 C.T.C.P CÔNG TY CỔ PHẦN GIỐNG CÂY TRỒNG MIỀN NAM P.TÂN SƠN HÒA-TP.HỒ CHÍ MINH

CÔNG TY CỔ PHẦN GIỐNG CÂY TRỒNG MIỀN NAM

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Trần Trương Tấn Tài

SOUTHERN SEED CORPORATION

FINANCIAL STATEMENT
QUARTER 3 - 2026

SOUTHERN SEED CORPORATION
282 Le Van Sy Street, Tan Son Hoa Ward, Ho Chi Minh City

Form B01-DN
(Issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance)

STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

Unit: VND

ITERMS	Codes	30/09/2026	01/01/2026
1	2	4	5
A - CURRENT ASSETS	**100**	**301,534,214,408**	**312,888,081,720**
I. Cash and cash equivalents	**110**	**8,507,804,981**	**30,665,183,217**
1. Cash	111	8,507,804,981	28,156,553,080
2. Cash equivalents	112	-	2,508,630,137
II. Short-term financial investments	**120**	**88,183,397,261**	**101,661,643,836**
1. Trading securities	121	-	-
2. Provision for impairment of trading securities (*)	122	-	-
3. Held-to-maturity investments	123	88,183,397,261	101,661,643,836
III. Short-term receivables	**130**	**50,835,217,287**	**35,722,708,488**
1. Short-term trade receivables	131	38,764,376,926	30,068,863,653
2. Short-term advances to suppliers	132	1,926,771,124	2,817,869,588
4. Receivables from construction contracts under percentage of completion method	134	-	-
5. Other short-term receivables	135	12,002,586,698	4,133,090,427
6. Provision for short-term doubtful debts (*)	136	(1,858,517,461)	(1,297,115,180)
7. Deficits in assets awaiting solution	137	-	-
IV. Inventories	**140**	**147,118,007,401**	**143,519,796,096**
1. Inventories	141	151,346,218,128	151,918,275,842
2. Provision for devaluation of inventories (*)	142	(4,228,210,727)	(8,398,479,746)
V. Short-term biological assets	**150**	**1,392,952,327**	**313,221,756**
1. Short-term livestock for single-harvest products	151	-	-
2. Seasonal crops or short-term crops for single-harvest products	152	1,392,952,327	313,221,756
V. Other short-term assets	**160**	**5,496,835,151**	**1,005,528,327**
1. Short-term prepayments	161	825,700,769	634,530,819
2. Value added tax deductibles	162	-	-
3. Taxes and other receivables from the State budget	163	147,882,327	370,997,508
4. Government bond sale and repurchase transactions	164	-	-
5. Other short-term assets	165	4,523,252,055	-
B - NON-CURRENT ASSETS	**200**	**188,123,141,769**	**197,174,998,281**
I- Long-term receivables	**210**	**819,714,000**	**819,714,000**
1. Long-term trade receivables	211	-	-
2. Long-term advances to suppliers	212	-	-
5. Other long-term receivables	215	819,714,000	819,714,000
6. Provision for long-term doubtful debts (*)	216	-	-
II. Fixed assets	**220**	**83,506,956,119**	**90,227,535,285**
1. Tangible fixed assets	221	**40,106,945,673**	**46,201,080,631**

ITERMS	Codes	30/09/2026	01/01/2026
1	2	4	5
- Cost	*222*	200,731,669,208	200,170,016,228
- Accumulated depreciation (*)	*223*	(160,624,723,535)	(153,968,935,597)
2. Finance lease assets	224	-	-
- Cost	*225*	-	-
- Accumulated depreciation (*)	*226*	-	-
3. Intangible assets	227	**43,400,010,446**	**44,026,454,654**
- Cost	*228*	56,965,334,468	56,965,334,468
- Accumulated amortisation (*)	*229*	(13,565,324,022)	(12,938,879,814)
III. Investment property	**240**	-	-
- Cost	241	-	-
- Accumulated depreciation (*)	242	-	-
IV. Long-term assets in progress	**250**	-	-
1. Long-term work in progress	251	-	-
2. Construction in progress	252	-	-
V. Long-term financial investments	**260**	**99,000,000,000**	**99,000,000,000**
1. Investments in subsidiaries	261	-	-
2. Investments in joint-ventures, associates	262	99,000,000,000	99,000,000,000
3. Equity investments in other entities	263	-	-
4. Provision for impairment of long-term financial investments (*)	264	-	-
5. Held-to-maturity investments	265	-	-
VI. Other long-term assets	**270**	**4,796,471,650**	**7,127,748,996**
1. Long-term prepayments	271	3,186,156,775	4,264,497,305
2. Deferred tax assets	272	1,610,314,875	2,863,251,691
3. Long-term reserved spare parts	273	-	-
4. Other long-term assets	268	-	-
TOTAL ASSETS (270=100+200)	**270**	**489,657,356,177**	**510,063,080,001**
A - LIABILITIES (300 = 310 + 330)	**300**	**149,780,572,934**	**143,971,743,229**
I. Current liabilities	**310**	**149,780,572,934**	**143,971,743,229**
1. Short-term trade payables	311	3,631,790,891	5,045,318,836
2. Short-term advances from customers	312	2,915,153,317	10,145,634,160
3. Dividends and profits payable	313	13,428,786,525	148,625,375
4. Taxes and amounts payable to the State budget	314	2,036,372,335	15,137,415,202
5. Payables to employees	315	-	796,631,734
6. Short-term accrued expenses	316	4,806,931,262	11,427,225,877
8. Short-term unearned revenue	319	-	-
9. Other current payables	320	100,413,778,920	101,242,228,094
10. Short-term loans and obligations under finance leases	321	22,547,759,684	-
11. Short-term provisions	322	-	-
12. Bonus and welfare funds	323	-	28,663,951
II. Long-term liabilities	**330**	-	-
1. Long-term trade payables	331	-	-
2. Long-term advances from customers	332	-	-

ITERMS	Codes	30/09/2026	01/01/2026
1	2	4	5
3. Long-term accrued expenses	333	-	-
4. Inter-company payables regarding operating capital	334	-	-
5. Long-term inter-company payables	335	-	-
6. Long-term unearned revenue	336	-	-
7. Other long-term payables	337	-	-
8. Long-term loans	338	-	-
9. Convertible bonds	339	-	-
10. Preference shares	340	-	-
11. Deferred tax liabilities	341	-	-
12. Long-term provisions	342	-	-
13. Scientific and technological development fund	343	-	-
B - EQUITY (400 = 410 + 430)	**400**	**339,876,783,243**	**366,091,336,772**
I. Owner's equity	**410**	**339,876,783,243**	**366,091,336,772**
1. Owner's equity	411	**149,923,670,000**	**149,923,670,000**
- Common shares with voting rights	*411a*	149,923,670,000	149,923,670,000
- Preference shares	*411b*	-	-
2. Share premium	412	8,520,414,412	8,520,414,412
3. Convertible options	413	-	-
4. Other owner's capital	414	-	-
5. Treasury shares (*)	415	(116,847,528,444)	(116,847,528,444)
6. Assets revaluation reserve	416	-	-
7. Foreign exchange reserve	417	-	-
8. Investment and development fund	418	147,489,494,921	145,411,924,190
9. Other fund	419	-	-
10. Retained earnings	420	150,790,732,354	179,082,856,614
- Retained earnings accumulated to the prior year end	*420a*	150,351,736,153	166,733,995,219
- Retained earnings of the current year	*420b*	438,996,201	12,348,861,395
TOTAL RESOURCES (440=300+400)	**440**	**489,657,356,177**	**510,063,080,001**

14 October 2026

Preparer	**Chief Accountant**	**General Director**
(Signature, full name)	*(Signature, full name)*	*(Signature, full name)*
Ma Hoang Kim Trang	**Le Ton Hung**	**Tran Truong Tan Ta**

MSDN:0302634683-C.T.C.P. CÔNG TY CỔ PHẦN GIỐNG CÂY TRỒNG MIỀN NAM P.TÂN SƠN HÒA-T.P HỒ CHÍ MINH

SOUTHERN SEED CORPORATION
282 Le Van Sy Street, Tan Son Hoa Ward , Ho Chi Minh City

Form B 02-DN
(Issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance)

INCOME STATEMENT
Quarter 3/2026

Unit: VND

ITEMS	Codes	Quarter 3		Accumulation	
		Current period	Prior period	Current period	Prior period
1	2	4	5	6	7
1. Gross revenue from goods sold and services rendered	**01**	**71,891,998,422**	**63,694,865,718**	**181,651,007,553**	**210,247,846,655**
2. Deductions	02	1,361,775,092	1,838,094,324	4,256,977,395	7,288,433,696
3. Net revenue from goods sold and services rendered (10=01-02)	**10**	**70,530,223,330**	**61,856,771,394**	**177,394,030,158**	**202,959,412,959**
4. Cost of sales	**11**	**62,516,055,932**	**43,493,854,380**	**142,299,013,312**	**142,339,804,420**
5. Gross profit from goods sold and services rendered (20=10-11)	**20**	**8,014,167,398**	**18,362,917,014**	**35,095,016,846**	**60,619,608,539**
6. Financial income	21	1,435,043,998	1,846,032,061	5,029,903,241	5,239,069,630
7. Financial expenses	22	544,944,008	1,317,489,058	1,853,697,363	3,535,054,726
- *In which: Interest expense*	*23*	*543,946,008*	*1,332,409,168*	*1,851,643,664*	*3,524,663,261*
8. Selling expenses	**25**	**3,907,102,916**	**5,566,110,133**	**15,701,844,047**	**17,431,459,061**
9. General and administration expenses	**26**	**5,386,059,955**	**6,943,826,216**	**20,521,804,796**	**21,072,035,711**
10. Operating profit {30=20+(21-22)-(24+25)}	**30**	**(388,895,483)**	**6,381,523,668**	**2,047,573,881**	**23,820,128,671**
11. Other income	31	371,552,429	49,791,912	641,051,516	221,484,665
12. Other expenses	32	(156,550,605)	2,199,833	996,692,380	359,440,544
13. Profit from other activities: (40=31-32)	40	528,103,034	47,592,079	(355,640,864)	(137,955,879)
14. Accounting profit before tax: (50=30+40)	**50**	**139,207,551**	**6,429,115,747**	**1,691,933,017**	**23,682,172,792**
15. Current corporate income tax expense	51	-	1,040,819,497	-	6,066,982,758
16. Deferred corporate tax expense/(income)	52	209,866,794	421,558,675	1,252,936,816	(912,224,257)
17. Net profit after corporate income tax: (60=50-51-52)	**60**	**(70,659,243)**	**4,966,737,575**	**438,996,201**	**18,527,414,291**
18. Basic earnings per share	70	-	-		
19. Diluted earnings per share	71	-	-		

14 October 2026

Preparer	Chief Accountant	General Director
(Signature, full name)	*(Signature, full name)*	*(Signature, full name)*
Ma Hoang Kim Trang	Le Ton Hung	Tran Truong Tan Tai

SOUTHERN SEED CORPORATION
282 Le Van Sy Street, Tan Son Hoa Ward, Ho Chi Minh City

Form B 03a-DN
(Issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance)

CASH FLOW STATEMENT

(Indirect method)
Quarter 3/2026

Unit: VND

ITEMS	Codes	Accumulation	
		Current period	Prior period
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1.Profit before tax	**01**	**1,691,933,017**	**23,682,172,792**
Depreciation and amortisation of fixed assets	02	8,288,339,328	9,780,086,417
Provisions	03	561,402,281	(97,213,582)
Foreign exchange gain arising from translating foreign currency items	04	(488,039)	-
Gain from investing activities	05	(1,095,755,344)	936,211,913
Interest expense	06	1,851,643,664	3,494,176,630
2.Operating profit before movements in working capital	**08**	**11,297,074,907**	**37,795,434,170**
Increase, decrease in receivables	09	(3,327,486,012)	10,553,386,733
Increase, decrease in inventories	10	(507,672,857)	(84,126,739,933)
Increase, decrease in payables (excluding accrued loan interest and corporate income tax payable)	11	(45,439,017,661)	14,301,593,111
Increase, decrease in prepaid expenses	12	(191,169,950)	(17,606,782)
Interest paid	14	(1,851,643,664)	(3,494,176,630)
Corporate income tax paid	15	(5,142,931,552)	(1,614,968,442)
Other cash outflows	17	-	-
Net cash generated by operating activities	**20**	**(45,162,846,789)**	**(26,603,077,773)**
II. CASH FLOWS FROM INVESTING ACTIVITIES			
Acquisition and construction of fixed assets and other long-term assets	21	(2,815,332,331)	(3,887,780,583)
Proceeds from sale, disposal of fixed assets and other long-term assets	22	181,818,182	-
Cash recovered from lending, selling debt instruments of other entities	24	-	30,000,000,000
Interest earned, dividends and profits received	27	3,090,734,979	5,038,339,956
Net cash generated by investing activities	**30**	**457,220,830**	**31,150,559,373**
III. CASH FLOWS FROM FINANCING ACTIVITIES			
Proceeds from borrowings	33	112,486,303,497	163,754,077,955
Repayment of borrowings	34	(89,938,543,813)	(129,385,630,785)
Dividends and profits paid	36	-	(26,439,362,000)
Net cash generated by financing activities	**40**	**22,547,759,684**	**7,929,085,170**
Net (decreases) in cash (50=20+30+40)	**50**	**(22,157,866,275)**	**12,476,566,770**
Cash and cash equivalent at the beginning of the period	**60**	**30,665,183,217**	**13,329,545,276**
Effects of changes in foreign exchange rates	61	488,039	-
Cash and cash equivalent at the end of the period (70=50+60)	**70**	**8,507,804,981**	**25,806,112,046**

14 October 2026

Preparer	Chief Accountant	General Director
(Signature, full name)	(Signature, full name)	(Signature, full name)
Ma Hoang Kim Trang	Le Ton Hung	Tran Truong Tan Tai

NOTES TO FINANCIAL STATEMENTS

Quarter 3 of the year 2026

I- Operational characteristics of the enterprise

1- Form of capital ownership: joint stock company

Southern Seed Corporation was established by conversion of a state-owned company into a joint-stock company, under Business Registration Certificate no. 4103001067 issued by the Department of Planning and Investment of Ho Chi Minh City on 24 June 2002 and its amendments:

1st amendment on 16 June 2003
2nd amendment on 17 August 2007
3rd amendment on 21 May 2008
4th amendment on 07 June 2011
5th amendment on 06 September 2011
6th amendment on 26 May 2014
7th amendment on 02 July 2014
8th amendment on 09 January 2017
9th amendment on 05 May 2018
10th amendment on 19 August 2019
11th amendment on 29 May 2020
12th amendment on 20 February 2024
13th amendment on 31 October 2025
14th amendment on 20 January 2026

The English name is "Southern Seed Corporation", abbreviated as "SSC".

SSC received the Stock Listing License No. 34/UBCK-GPNY dated 29 December 2004 granted by State Securities Commission. The first official trading session of SSC took place on 01 March 2025 at Ho Chi Minh City Securities Trading Center (HoSTC), with 6 million listed shares of stock code SSC.

On 01 June 2007, Ho Chi Minh City Securities Trading Center issued Decision No. 59/QĐ-TTGDCK approving SSC to additionally list 4 million shares, increasing the total number of listed shares to 10 million.

On 13 December 2010, Ho Chi Minh City Stock Exchange (HoSE) issued Decision No. 261/2010/QĐ-SGDHCM approving SSC to additionally list 492.940 shares, increasing the total number of listed shares to 14.992.367..

In March 2021, SSC transferred its securities trading from Ho Chi Minh City Stock Exchange (HoSE) to Hanoi Stock Exchange (HNX), following Notices No. 504/TB-SGDHCM dated 16 March 2021 and 861/TB-SGDHN dated 19 March 2021 respectively. The first trading day of the transferred shares at Hanoi Stock Exchange is 19 March 2021.

In August 2021, SSC transferred its securities trading from Hanoi Stock Exchange (HNX) to Ho Chi Minh City Stock Exchange (HoSE), following Notice No. 1360/SGDHN dated 18 August 2021. The first trading day of the transferred shares at Ho Chi Minh City Stock Exchange is 06 September 2021.

SSC's charter capital is VND 149.923.670.000, divided into 14,992,367 shares, with a par value of VND 10.000 per share, of which the State holds 0 share.

- SSC's head office is located at 282 Le Van Sy Street, Tan Son Hoa Ward, Ho Chi Minh City.
- Following are the branches and Representative office of SSC:

+ Mien Trung Branch: at Trang Nhat II Industrial Cluster, Dien Hoa Bac Village, Dien Ban Ward, Da Nang City

+ Cu Chi Branch: at Thái My Village, Ho Chi Minh City

+ Co Do Branch: at Thanh Phu Village, Dong Thap City

+ Cai Lay Branch: at Nhi Quy Ward, Dong Thap Province.

+ Lam Ha Branch: at Dinh Van Lam Ha Village, Lam Dong Province.

+ Phu Giao Branch: Phuoc Thanh Village, Hoa Chi Minh city.

+ Southern Seed Research Center: at Nhuan Duc Village, Ho Chi Minh City.

+ Tra Vinh Branch: at Lot C, Street No. 1, Long Duc Industrial Zone, Long Duc Village, Tra Vinh Province.

+(*) Center for Trading and Developing Vegetable and Flower Seeds: at 20 Cong Hoa Street, Bay Hien Ward , Ho Chi Minh City (*According to the Resolution of the Board of Management No. 01/NQ-HDQT dated 06 January 2025, the Company has approved the dissolution Vegetable Seed Business and Development Center.)

+ Cambodia Branch: at 56AL, Street 230, Sangkak Boeang Salang, Khan Toul Kork, Phnom Penh, Kingdom of Cambodia.

+ Representative Office of Southern Seed Corporation located at 130-132 Hong Ha Street, Duc Nhuan Ward , Ho Chi Minh City.

2- Business field: Agriculture, industry, commerce, service.

3- Business lines:

- Real estate business
- Cultivation service.
- Research, production, trade, import and export of seeds. Production, trade, import and export of agricultural products and agricultural materials. Design, manufacture, installation, import and export of machinery and equipment for seed and agricultural product processing. Production, processing, bottling, packaging of plant protection chemicals.

4- Normal production and business cycle: activities in agriculture depend much on seasonality. Normal production and business cycle does not exceed 12 months.

5- Characteristics of operations in the fiscal year that affect the financial statements:

- On July 30 2012, SSC received Certificate No. 08/DK-DNKHCN issued by the Department of Science and Technology of Ho Chi Minh City, approving SSC as a Science and Technology Enterprise ("S&T"). According to current regulations on Science and Technology Enterprises and corporate income tax (CIT) incentives as newly established enterprises from investment projects in the fields of high technology, scientific research and technology development from the time of taxable income with condition: the revenue from products and goods formed from the results of S&T in the first year from 30% of total revenue or more, in the second year from 50% of total revenue or more and in the third year from 70% of total revenue or more:

(i) The enterprise is subject to a CIT rate of 10% for 15 years from the first year of revenue from S&T activities; and

(ii) The enterprise is exempted from CIT for 4 (four) years and reduced by 50% for the next 9 (nine) years.

- However, the incentive period and preferential tax rate are applied according to Official Letter No. 13258/CT-TTHT dated 21 December 2015 of Ho Chi Minh City Tax Department, as detailed below:

(i) CIT rate 10% from 30 July 2012 to the end of 2016

(ii) 50% CIT reduction from 2013 to the end of 2018

- From 2019, SSC is no longer entitled to CIT incentives.

II- Accounting period, currency used in accounting:

1- Accounting period: From 01 January to 31 December

2- Currency used in accounting: Vietnamese Dong (VND).

III- Applicable accounting standards and regimes:

1- Applicable accounting regime: Enterprise accounting regime according to Circular No. 99/2025/TT-BTC dated 27 October 2025 of Ministry of Finance.

2- Statement of Compliance with Accounting Standards and Accounting System: To comply with the provisions of current Accounting Standards and Accounting Regimes of Vietnam.

3- Forms of accounting books: General journal.

IV- Applicable accounting policies:

1- Principles of recognition of cash and cash equivalents::

- Principles for determining cash: Cash on hand, non-term bank deposits and cash in transit;
- Principles for determining cash equivalents: Financial investments not exceeding 3 months
- Principles and methods of converting other currencies into the currency used in accounting
- Transactions in currencies other than the currency used by the Company are recorded at the actual exchange rate at the time of the transaction. At the end of the year, monetary assets and liabilities denominated in foreign currencies are translated at the exchange rate prevailing on the balance sheet date. All actual exchange rate differences arising during the period and exchange rate differences due to revaluation of foreign currency balances at the end of the period are transferred to the income statement for the fiscal year.

2- Accounting policy for inventories:

- Inventory valuation principles: at original cost;
- Inventory valuation method: Weighted average cost, for each month.
- Inventory accounting method: Perpetual inventory method;
- Method of provision for devaluation of inventories: Accounting standard No. 02 "Inventories", Circular No. 48/2019/TT-BTC dated 8 August 2019 of the Ministry of Finance.

3- Principles of accounting and depreciation of fixed assets, finance leased fixed assets, investment real estate:

- Principles of recording fixed assets (tangible, intangible, finance lease): Original cost, accumulated depreciation and carrying value;
- Fixed asset depreciation method (tangible, intangible, finance lease): Straight-line method. Depreciation period is complied with Circular No. 45/2013/TT-BTC dated 25 April 2013 of the Ministry of Finance.

- Estimated depreciation periods for fixed asset groups are as follows::

+ Buildings and structures	4 – 25 years
+ Machinery and equipment	5 – 12 years
+ Motor vehicles, transmission equipment	6 – 8 years
+ Management tools and equipment	3 – 6 years
+ Compensation costs for land use rights	10 – 20 years
+ Accounting software	3 years
+ Long-term land use right value	No amortisation

4- Principles of recognition of financial investments:

- Other short-term and long-term investments: Original cost.
- Method of setting up provision for devaluation of inventories: According to accounting standard No. 02 "Inventories", Circular No. 48/2019/TT-BTC dated 8 August 2019 of the Ministry of Finance.

5- Principles of recognition and capitalization of borrowing costs:

- Principle of capitalization of borrowing costs: Follow accounting standard No. 16 "Borrowing costs".

6- Principles of recognition and capitalization of other expenses:

- Prepaid expenses: design survey expenses, fixed asset repair expenses, value of competitive advantage, value of tools and supplies issued.
- Prepaid expense allocation method: straight-line method.
- Method and time for allocating goodwill and business advantages: straight-line method.within 25 years.

7- Principles for recognition payable expenses: Including sales policy expenses (trade discounts, payment discounts, delivery allowances, non-cash payment allowances), royalty payable and other payable expenses.

8- Principles of recognition of equity:

- Principles of recording owner's capital, share premium, and other owner's capital:
  + Owner's equity: Recorded at the par value of shareholders' capital contributions.
  + Share premium: Profit from selling treasury shares and credited difference between the par value and the subscription amount during offering.
- Principles of recording retained earnings:
  + Remuneration for the non-executive members of Board of Directors and the Board of Supervisors is deducted according to the Minutes of the Annual General Meeting of Shareholders.
  + Retained earnings after the above deduction is set aside for investment and development fund, bonus and welfare fund and dividend payment according to the Resolution of the Annual General Meeting of Shareholders.

  + Retained earnings is the remaining amount after the above deductions.

9- Principles and methods of revenue recognition: According to accounting standard No. 14 "Revenue and other income". Revenue is recognized when invoices are issued and customers accept payment.

- Sales revenue is revenue from selling seeds, agricultural products, and agricultural supplies;
- Service revenue is revenue from rendering services of seed processing, seed testing and entrusted import;

- Financial income is revenue from bank deposit interest, loan interest and foreign exchange gain.

10- Principles and methods of recording financial expenses: Not offset against financial income. Financial expenses during the period include interest expenses on bank loans, payment discounts, foreign exchange loss and other financial expenses.

11- Principles and methods of recording current corporate income tax expenses and deferred corporate income tax expenses:

- In compliance with law on corporate income tax.

12- Other accounting principles and methods: salary accrual is calculated on the basis of Earning Before Tax of the fiscal year.

V- Additional information for items presented in the Balance Sheet

01- Cash and cash equivalents	Quarter 3	Opening balance
- Cash on hand	71,690,412	100,072,937
- Bank deposits	8,436,114,569	28,056,480,143
- Cash equivalents	-	2,508,630,137
Total	**8,507,804,981**	**30,665,183,217**

02- Financial investments	Quarter 3	Opening balance
a) Held-to-maturity investments		-
Total	-	-
b) Investments in other entities		
- Investments in subsidiary	-	-
- Investments in associate	99,000,000,000	99,000,000,000
Total	**99,000,000,000**	**99,000,000,000**

03- Trade receivables	Quarter 3	Opening balance
a) Trade receivables	**26,220,666,677**	**29,439,299,401**
NGUYEN QUOC KHANH	2,135,162,141	2,667,634,990
Mien Nam Joint Stock Company	-	5,236,000,000
COMBIZ ISRAEL LTD	2,557,100,000	998,049,600
BAO SON LTD	2,379,900,000	2,066,706,000
Other	19,148,504,536	18,470,908,811
b) Trade receivables from related parties	**12,543,710,249**	**629,564,252**
Vietnam National Seed Group Joint Stock Company	12,148,517,275	-
PAN HULIC JSC	-	103,442,000
Vietnam Agricultural Products Import and Export Investment Co., Ltd.	395,192,974	526,122,252
Total	**38,764,376,926**	**30,068,863,653**

04- Other receivables	Quarter 3	Opening balance
- Receivables from production department anh others	11,257,104,981	3,660,874,936
- Advances to BOM members (remuneration)	366,030,000	375,900,000
- Other receivables	379,451,717	104,945,628
Total	**12,002,586,698**	**4,141,720,564**

05- Short - term Receivables	Quarter 3	Opening balance
- Other	1,926,771,124	2,817,869,588
Total	**1,926,771,124**	**2,817,869,588**

06- Bad debt	Quarter 3	Opening balance
	1,858,517,461	1,297,115,180
	1,858,517,461	**1,297,115,180**

07- Inventories	Quarter 3	Opening balance
- Raw materials	15,594,765,653	15,050,871,841
- Tools and supplies	425,363,470	483,540,085
- Work in progress	23,216,303	1,099,320,457
- Finished goods	133,662,132,369	133,101,250,126
- Merchandise	1,640,740,333	2,183,293,333
Total inventories at original cost	**151,346,218,128**	**151,918,275,842**
Provision for devaluation of inventories (*)	(4,228,210,727)	(8,398,479,746)
Total	**147,118,007,401**	**143,519,796,096**

08- Construction in progress	Quarter 3	Opening balance
- Construction project	-	-
- Others	-	-
Total	-	-

09 - Increases, decreases in tangible fixed assets:

Items	Buildings and structures	Machinery and equipment	Motor vehicles	Office equipment	Total
Original cost of tangible fixed assets:					
Opening balance	121,236,939,142	57,524,282,864	17,626,243,288	3,782,550,934	**200,170,016,228**
Purchases	248,904,714	1,318,855,448	-	-	**1,567,760,162**
Disposals	-	-	1,006,107,182	-	**1,006,107,182**
Closing balance	121,485,843,856	58,843,138,312	16,620,136,106	3,782,550,934	**200,731,669,208**
Accumulated depreciation					
Opening balance	93,212,085,671	41,764,537,059	15,323,266,463	3,669,046,404	**153,968,935,597**
Charge for the period	4,450,985,840	2,579,100,892	583,380,657	48,427,731	**7,661,895,120**
Disposals, sale	-	-	1,006,107,182	-	**1,006,107,182**
Closing balance	97,663,071,511	44,343,637,951	14,900,539,938	3,717,474,135	**160,624,723,535**
Net book value					
Opening balance	28,024,853,471	15,759,745,805	2,302,976,825	113,504,530	**46,201,080,631**
Closing balance	23,822,772,345	14,499,500,361	1,719,596,168	65,076,799	**40,106,945,673**

10- Increases, decreases in intangible fixed assets:

Items	Land use rights	Copy right, patent	Computer software	Total
Original cost of intangible fixed assets:				
Opening balance	49,827,385,520	4,063,750,000	3,074,198,948	**56,965,334,468**
Purchases	-	-	-	-
Disposals, sale	-	-	-	-
Closing balance	49,827,385,520	4,063,750,000	3,074,198,948	**56,965,334,468**
Accumulated amortisation				
Opening balance	6,960,006,169	3,016,221,631	2,962,652,014	**12,938,879,814**
Charge for the period	322,428,528	212,750,010	91,265,670	**626,444,208**
Closing balance	7,282,434,697	3,228,971,641	3,053,917,684	**13,565,324,022**
Net book value				
Opening balance	42,867,379,351	1,047,528,369	111,546,934	**44,026,454,654**
Closing balance	42,544,950,823	834,778,359	20,281,264	**43,400,010,446**

11- Prepayments	Quarter 3	Opening balance
a) Current prepayments		
Tools and supplies issued for consumption	323,364,572	453,986,054
Repair and maintenance cost	234,087,755	174,858,768
Prepaid expenses	-	-
Other	268,248,442	5,685,997
Total	**825,700,769**	**634,530,819**
		-
b) Non-current prepayments		
Tools and supplies issued for consumption	524,063,609	694,532,106
Repair and maintenance cost	302,210,728	384,190,152
Other	2,359,882,438	3,185,775,047
Total	**3,186,156,775**	**4,264,497,305**

12- Other assets	Quarter 3	Opening balance
a) Current		
Other assets	4,523,252,055	-
Total	**4,523,252,055**	-
b) Non-current		
Collateral, deposit	819,714,000	819,714,000
Total	**819,714,000**	**819,714,000**

13- Loans and financial lease (current)	Quarter 3	Opening balance
Vietcombank - Thang Long Branch	22,547,759,684	-
Total	**22,547,759,684**	-

14- Trade payables	Quarter 3	Opening balance
a) Payables to suppliers	**1,688,842,501**	**4,188,535,485**
Amount/Amount able to be paid off		
Trung Dong Joint stock company	683,563,979	349,089,534
Phu An Company Limited	239,870,700	111,663,360
Other payables	765,407,822	3,727,782,591
b) Payables to related parties:	**1,942,948,390**	**856,783,351**
Vietnam National Seed Group Joint Stock Company	-	748,003,351
Vietnam Rice Company Limited	1,882,048,390	-
Vietnam Fumigation Joint Stock Company	60,900,000	108,780,000
Total	**3,631,790,891**	**5,045,318,836**

15- Taxes and amounts payable to the State budget	Quarter 3	Opening balance
a) Payables		
Value added tax	407,756,132	614,989,326
Corporate income tax	-	5,112,604,939
Personal income tax	-	74,785,668
Land and housing taxes, land rental	1,628,616,203	-
Environmental protection tax and other taxes	-	9,335,035,269
Total	**2,036,372,335**	**15,137,415,202**
b) Receivables		
Corporate income tax	30,326,613	-
Corporate income tax	117,555,714	-
Personal income tax	-	370,997,508
Total	**147,882,327**	**370,997,508**

16- Short-term accrued expenses	Quarter 3	Opening balance
Other accrued expenses (2026)	1,805,141,509	9,079,311,556
Trade discounts payable (2026)	102,039,280	497,850,665
Cash discounts payable (2026) / Payment discounts payable (2026)	-	1,063,656
Others	1,515,133,903	-
Depreciation expense variation (credit balance)	838,545,637	-
Prepayment expense variation (credit balance)	546,070,933	1,849,000,000
	4,806,931,262	**11,427,225,877**

17- Other accrued expenses	Quarter 3	Opening balance
a) Other short-term accrued expenses		
- Social, health, unemployment insurance payables	-	-
- Trade union payables	33,639,000	350,661,000
- Other payables	100,380,139,920	100,891,567,094
DAEWON CANTAVIL CORPORATION	*23,816,250,000*	23,816,250,000
CANTAVIL HOUSE DEVELOPMENT CO., LTD	*76,183,750,000*	76,183,750,000
Other payables	*380,139,920*	891,567,094
Total	**100,413,778,920**	**101,242,228,094**
b) Other long-term payables	-	-
Total	**-**	**-**

18- Deferred corporate income tax assets and deferred corporate income tax liabilities	Quarter 3	Opening balance
- Deferred corporate income tax assets related to deductible temporary differences	1,610,314,875	2,863,251,691
Total	**1,610,314,875**	**2,863,251,691**

25- Owner's equity

a) Increase/decrease of Owner's equity

	Owner's contributed capital	Share premium	Treasury shares	Investment and development fund	Retained earnings	Total
Prior year's opening balance	149.923.670.000	8.520.414.412	(116.847.528.444)	141.160.027.711	200.270.815.114	**383.027.398.793**
- Capital increase				4.251.896.479	13.850.471.538	**18.102.368.017**
- Capital decrease				-	35.038.430.038	**35.038.430.038**
Prior year's closing balance	**149.923.670.000**	**8.520.414.412**	**(116.847.528.444)**	**145.411.924.190**	**179.082.856.614**	**366.091.336.772**
Current year's opening balance	**149.923.670.000**	**8.520.414.412**	**(116.847.528.444)**	**145.411.924.190**	**179.082.856.614**	**366.091.336.772**
- Profit for the year					438.996.201	**438.996.201**
- Other increase				2.077.570.731	393.572.420	**2.471.143.151**
- Capital decrease. Including:	-	-	-		**(29.124.692.881)**	**(29.124.692.881)**
+ Dividend declared	-	-	-	-	(26.543.122.150)	(26.543.122.150)
+ Investment and development funds					(2.077.570.731)	**(2.077.570.731)**
+ Bonus funds						-
+ Remuneration of BOM, BOS					(504.000.000)	**(504.000.000)**
This quarter's closing balance	**149.923.670.000**	**8.520.414.412**	**(116.847.528.444)**	**147.489.494.921**	**150.790.732.354**	**339.876.783.243**

b) Owner's equity details

	Quarter 3			Opening balance		
	Total	Common shares	Preferred shares	Total	Common shares	Preferred shares
- State-owned shares	-	-	-	-	-	-
- Other shares	149.923.670.000	149.923.670.000	-	149.923.670.000	149.923.670.000	-
Total	**149.923.670.000**	**149.923.670.000**	**-**	**149.923.670.000**	**149.923.670.000**	**-**

c) Transactions related to Owner's equity and dividend	Current period	Prior period
- Owner's equity		
+ *Opening balance (beginning of the year)*	*149,923,670,000*	*149,923,670,000*
+ *Increase*	-	-
+ *Decrease*	-	-
+ *Closing balance (end of quarter)*	*149,923,670,000*	*149,923,670,000*
- Dividend declaration (accumulated)		

d) Dividend	Current period	Prior period
- Dividend declared after fiscal year end		
+ *Dividend declared on common shares*		
+ *Dividend declared on preferred shares*		
- Unrecorded amount of accumulated dividend declared on preferred shares.	-	

e) Shares	Current period	Prior period
- Number of shares registered for issuance	14,992,367	14,992,367
- Number of shares issued to the public	14,992,367	14,992,367
+ *Common shares*	*14,992,367*	*14,992,367*
+ *Preferred shares*	-	*0*
- Number of treasury shares	1,720,582	1,720,582
+ *Common shares (*)*	*61,412*	*61,412*
+ *Common shares (**)*	*1,414,100*	*1,414,100*
+ *Common shares (***)*	*245,070*	*245,070*
+ *Preferred shares*	-	-
- Number of outstanding shares in circulation	13,271,785	13,271,785
+ *Common shares*	*13,271,785*	*13,271,785*
+ *Preferred shares*	-	

A outstanding common share in circulation has par value of VND 10,000/share

(*) Including buy-back of 48.462 bonus shares issued to employees who failed to comply with commitments as in Decision No. 05/QĐ-HĐQT dated 23/05/2007

(**) Buy-back of common shares as of Resolution No. 13/NQ-HĐQT dated 31/7/2017, registered number: 1.470,000 shares, actual number: 1.414.100 shares.

(***) Buy-back of common shares as of Resolution No. 05/NQ-HĐQT dated 26/3/2019, registered number: 500,000 shares, actual number: 245.070 shares.

f) Funds	Quarter 3	Opening balance
- Investment and development fund	147,489,494,921	145,411,924,190
- Other funds of Owner's equity.	-	-

20- Off Balance sheet Iterms	Quarter 3	Opening balance
a) Goods held under trust (VND)	3,150,000,000	40,394,450,000
b) Bad debts written off (VND)	8,220,001,709	8,345,935,511

VI- Additional information on items presented in the Income Statement

1- Gross revenue from goods sold and services rendered	Accumulated Quarter 3 current year	Accumulated Quarter 3 prior year
Total	**181,651,007,553**	**210,247,846,655**

2- Deductions	Accumulated Quarter 3 current year	Accumulated Quarter 3 prior year
Total	**4,256,977,935**	**7,288,433,696**

Net revenue from goods sold and services rendered	Accumulated Quarter 3 current year	Accumulated Quarter 3 prior year
Total	**177,394,030,158**	**202,959,412,959**

3- Cost of goods sold	Accumulated Quarter 3 current year	Accumulated Quarter 3 prior year
Total	**142,299,013,312**	**142,339,804,420**

4- Financial income	Accumulated Quarter 3 current year	Accumulated Quarter 3 prior year
- Bank and loan interest	4,862,629,900	5,038,339,956
- Foreign exchange gain	1,794,000	6,744,801
- Payment discount	163,876,911	193,984,873
Total	**5,029,903,241**	**5,239,069,630**

5- Financial expenses	Accumulated Quarter 3 current year	Accumulated Quarter 3 prior year
- Interest expenses	1,851,643,664	3,524,663,261
- Foreign exchange loss	998,000	2,870,850
- Payment discount (6355)	1,055,699	7,520,615
Total	**1,853,697,363**	**3,535,054,726**

6- Other income (Code 31)	Accumulated Quarter 3 current year	Accumulated Quarter 3 prior year
Asset disposal, sale	181,818,182	-
Other income	459,233,334	221,484,665
Total	**641,051,516**	**221,484,665**

7- Other expense Code 32)	Accumulated Quarter 3 current year	Accumulated Quarter 3 prior year
Other expense	996,692,380	359,440,544
Total	**996,692,380**	**359,440,544**

8 - Selling expenses (Code 25)	Accumulated Quarter 3 current year	Accumulated Quarter 3 prior year
Labour costs	4,660,076,822	3,161,787,504
Transportation expenses	2,284,409,663	3,683,951,733
Depreciation and amortisation	143,000,001	179,299,093
Other expenses	8,614,357,561	10,406,420,731
Total	**15,701,844,047**	**17,431,459,061**

-

General and administration expenses (Code 26)	Accumulated Quarter 3 current year	Accumulated Quarter 3 prior year
Labour costs	9,488,313,935	2,750,637,444
Depreciation and amortisation	709,165,161	1,343,123,885
Electric Expenses	3,230,823,065	874,722,975
Other expenses	7,093,502,635	16,103,551,407
Total	**20,521,804,796**	**21,072,035,711**

-

9- Production and operating costs by elements	Accumulated Quarter 3 current year	Accumulated Quarter 3 prior year
Raw materials	140,481,386,980	224,550,710,865
Labour costs	19,433,238,691	16,606,129,357
Depreciation and amortisation	7,661,295,103	9,442,502,912
Expenses for external services	14,376,430,804	16,088,455,339
Other expenses	2,698,365,056	9,080,729,388
Total	**184,650,716,634**	**275,768,527,861**

10- Current corporate income tax expense	Accumulated Quarter 3 current year	Accumulated Quarter 3 prior year
- Corporate income tax expense based on taxable profit in the current period	-	6,066,982,758
Total	**-**	**6,066,982,758**

11- Deferred corporate income tax expense	Accumulated Quarter 3 current year	Accumulated Quarter 3 prior year
- Deferred corporate income tax expense payables	1,252,936,816	(912,224,257)
Total	**1,252,936,816**	**(912,224,257)**

VI- OTHER INFORMATION

1. Related party transactions:
1.1 List of related parties with significant transactions and balances for the period:

Related parties	Relationship
The PAN Group Joint Stock Company	The Ultimate Parent
Vietnam National Seed Group Joint Stock Company	Parent company
Vietnam Rice Company Limited	Associate
Vinaseed Hanoi Development & Investment Joint Stock Company	Affiliate
Quang Nam National Seed Joint Stock Company	Affiliate
Vietnam Agriculture Investment Trading and Export Import Company Limited	Affiliate
Vietnam Fumigation Joint Stock Company	Affiliate
Khang An Foods Joint Stock Company	Affiliate
PAN-HULIC Joint Stock Company	Affiliate

1.2 Balances of related parties:	Closing balance	Opening balance
a) Short-term investments		
The PAN Group Joint Stock Company	88,183,397,261	101,661,643,836
b) Trade receivables		
Vietnam National Seed Group Joint Stock Company	12,148,517,275	-
PAN-HULIC Joint Stock Company	-	103,442,000
Vietnam Agriculture Investment Trading and Export Import Company Limited	395,192,974	526,122,252
c) Advances from customer		
Vietnam Rice Company Limited	1,989,237,777	5,824,857,840
d) Trade payables		
Vietnam National Seed Group Joint Stock Company	-	748,003,351
Vietnam Rice Company Limited	1,882,048,390	-
Vietnam Fumigation Joint Stock Company	60,900,000	108,780,000

1. Related party transactions (continued):

1.3 List of related parties with significant transactions for the period:

Related parties	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
Revenue from sales of goods and rendering of services		
Vietnam National Seed Group Joint Stock Company	20.761.594.348	14.012.259.743
Vietnam Rice Company Limited	3.786.657.991	1.985.240.739
PAN-HULIC Joint Stock Company	282.114.546	318.048.000
Vinaseed Hanoi Development & Investment Joint Stock Company	317.752.437	-
Quang Nam National Seed Joint Stock Company	332.384.233	445.481.495
Khang An Foods Joint Stock Company	2.635.948.000	4.059.822.000
Vietnam Agriculture Investment Trading and Export Import Company Limited	5.262.056.357	1.117.840.117
Purchases of goods and services		
Vietnam National Seed Group Joint Stock Company	8.401.983.000	6.774.616.500
Vietnam Rice Company Limited	1.882.048.390	2.545.536.336
Quang Nam National Seed Joint Stock Company	-	380.325.000
Vietnam Agriculture Investment Trading and Export Import Company Limited	5.320.000	109.271.400
Vietnam Fumigation Joint Stock Company	983.073.000	790.542.000
Loan interest		
The PAN Group Joint Stock Company	4.611.890.404	3.739.726.026
Vietnam National Seed Group Joint Stock Company	-	993.424.658
Vietnam Rice Company Limited	62.901.370	
Collection of loan interest		
The PAN Group Joint Stock Company	5.090.136.979	5.136.986.299
Vietnam Rice Company Limited	62.901.370	

2. Remuneration of the Board of Management and the Board of Supervisors	**As at 30/09/2026**	**As at 31/12/2025**
For non-executive members	(317.520.000)	(265.500.000)
For executive members	(48.510.000)	(110.400.000)

3. Segment reports

The Company's main business activities are production, trading, providing products and rendering services related to seeds. In addition, Company's production and business activities are carried out in the territory of Vietnam. Therefore, the Company does not prepare segment reports by geographical area.

4. Net profit after corporate income tax	From 01/07/2026 to 30/09/2026	From 01/07/2025 to 30/09/2025
Net profit after corporate income tax	(70,659,243)	4,966,737,575

In the second quarter of 2026, profit after tax reached: VND (70.659.243); profit after tax in the second quarter of 2025 reached: VND 4.966.737.575; Profit after tax decreased by 101% as compared to the same period last year, mainly due to a decline in revenue from the sale of goods and provision of services in the third quarter of 2026, as a result of the clearance of a portion of inventory at lower selling prices, leading to a decrease in profit after tax compared to the same period of the previous year.

5. Commitments

Commitments relating to land leases.

The Company currently leases land under operating leases. At the end of the reporting period, future rental payables under operating leases are presented as follows:

	30/09/2026	12/31/2025
Within one year	1,055,019,616	1,055,019,616
In the second to fifth year inclusive	3,007,230,464	3,397,074,464
After five years	11,445,834,292	11,847,255,004
Total	**15,508,084,372**	**16,299,349,084**

6. Events after the balance sheet date

There is no significant events occurring after the balance sheet date that requires adjustment or disclosure in the Company's separate financial statements.

7. Comparative figures

The comparative figures on the Statements of Financial Position used for comparison are the figures on the Financial Statements for the period ended June 30, 2026 of Southern Corporation audited by Deloitte Vietnam Audit Company Limited.

The comparative figures in the Income Statement and Cash Flow Statement are extracted from the financial statements for the operating period from January 1, 2025 to Septtember 30, 2025 of Southern Seed Joint Stock Company, which were reviewed by Deloitte Vietnam Audit Company Limited.

14 October 2026

Preparer	Chief accountant	General director
(Signature, full name)	(Signature, full name)	(Signature, full name)
Ma Hoang Kim Trang	Le Ton Hung	Tran Truong Tan Tai