Phuoc An Coffee Joint Stock Company
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No: .13. -2026/CV-CPPA
Re: Explanation of the Increase in Net Loss for 2025 Compared to 2024

OCIALIST REPUBLIC OF VIETNAM
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Dak Lak, 31 March 2026

TO: - **Hanoi Stock Exchange**
- **The State Securities Commission.**

- Organisation Name: **Phuoc An Coffee Joint Stock Company**
- Stock code: CPA
- Address: Km 26, National Route 26, Ea Yong Ward, Krong Pak District, DakLak Province, Viet Nam.

Contents of information to be announced:

Pursuant to the 2025 Audited Financial Statements and the 2024 Financial Statements of Phuoc An Coffee Joint Stock Company, the post-tax loss for 2025 was VND 9,920,950,393, representing a 40% decrease in loss compared to the loss of VND 16,636,113,978 in 2024.

No.	Indicator	2025	2024	Increase (+)/Decrease (-)	Percentage (%)
1	Total Revenue	25,298,158,833	31,106,775,699	(5,808,616,866)	-19%
2	Total Expenses	35,219,109,226	47,742,889,677	(12,523,780,451)	-26%
3	Profit Before Tax	(9,920,950,393)	(16,636,113,978)	6,715,163,585	-40%

Phuoc An Coffee Joint Stock Company would like to clarify the factors affecting the 2025 profit results as follows:

The primary reason for the loss reduction was a significant decrease in the provision for doubtful debts compared to the previous year. Specifically, in 2024, the Company recognized a substantial provision for bad debts from coffee farming households for previous crops, totaling VND 17,941,931,248. In 2025, this provision expense decreased to VND 3,703,623,754 (a 79% decrease, equivalent to a reduction of over VND 14.2 billion compared to 2024).

The sharp decline in this provision expense was the key driver in significantly reducing the net loss from business operations in 2025 compared to the previous year, despite a slight decrease in total revenue (19%).

On this basis, Phuoc An Coffee Joint Stock Company respectfully submits this report and explanation to the State Securities Commission of Vietnam and the Hanoi Stock Exchange regarding the 40% reduction in post-tax loss for 2025 compared to 2024.

We sincerely appreciate the attention and support of the relevant authorities.

PHUOC AN COFFEE JOINT STOCK COMPANY

CÔNG TY CỔ PHẦN CÀ PHÊ PHƯỚC AN

Nguyen Huyen Tram

Recipients:
- As stated above.
- Archived at the Office.