

**PHUOC AN COFFEE JOINT STOCK  
COMPANY**

No.: 14.2026/ CV-CPPA

Re: *Explanation of Variance in Post-tax  
Profit in the 2025 Audited Financial  
Statements*

**THE SOCIALIST REPUBLIC OF VIETNAM**  
**Independence - Freedom - Happiness**

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Dak Lak, March 31, 2026

**To: - The State Securities Commission of Vietnam;  
- The Hanoi Stock Exchange.**

- Pursuant to Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the securities market;

- Based on the 2025 Audited Financial Statements of Phuoc An Coffee Joint Stock Company, the post-tax loss from business operations increased by 77% compared to the pre-audited figures.

Phuoc An Coffee Joint Stock Company would like to clarify the primary causes for this variance as follows:

- **Cost of Goods Sold (COGS):** Increased by 6% due to an additional provision for inventory devaluation (loss of inventory) regarding household land plots that were not renewed, amounting to approximately VND 1.7 billion.
- **Other Expenses:** Increased by 139% due to the recognition of a provision for land recovery at the 318-hectare plot, totaling VND 2.6 billion.

**Conclusion:**

The recognition of the aforementioned provisions and supplementary expenses during the auditing process resulted in an increase in post-tax loss of VND 4.3 billion, representing a 77% variance compared to the pre-audited figures.

The Company respectfully reports this to the State Securities Commission and Hanoi Stock Exchange for your information.

**PHUOC AN COFFEE JOINT STOCK COMPANY**

**Distribution:**

- As above.
- File.



*Nguyễn Huyền Lâm*