

**PHUOC AN COFFEE JOINT STOCK
COMPANY**



No.: 39-2026/CV-CPPA

*Re: Explanation of the Discrepancy in Post-
Corporate Income Tax Profit Before and
After the Review of the Semi-Annual 2026
Financial Statements*

THE SOCIALIST REPUBLIC OF VIETNAM
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Dak Lak, August 15, 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;

- Pursuant to the Reviewed Semi-Annual 2025 Financial Statements of Phuoc An Coffee Joint Stock Company, the post-tax business results showed a 96% increase in loss compared to the pre-review post-tax proPursuant to the reviewed semi-annual audited financial statements for 2026 of Phuoc An Coffee Joint Stock Company, the net profit after corporate income tax (CIT) recorded an increased loss of 762% compared to the pre-audit figure.

Phuoc An Coffee Joint Stock Company hereby explains the reasons for the decrease in post-review net profit after CIT (an increased loss of VND 2.28 billion, equivalent to a 762% increase in loss) compared to the pre-review figure, which mainly stems from variations in Cost of Goods Sold:.

- Cost of Goods Sold increased by 44% compared to pre-review: During the review period, the Company recorded an additional provision for inventory devaluation amounting to VND 2.23 billion, related to the construction/development expenses of coffee plantations under business contracts (the Perennial Asset Depreciation item - VCAT) which are unrecoverable and unable to receive the contracted products.

From the primary reasons stated above, the Company's post-review net profit after CIT recorded an additional loss of VND 2.28 billion, driving the total loss rate up by 762% compared to the pre-audit data.

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