Phuoc An Coffee Joint Stock Company
=★=
No: 22.. -2026/CV-CPPA
"Explanation of movements in Profit After Corporate Income Tax for Q1/2026 Financial Statements"

OCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness
---o0o---

Dak Lak, 17 April 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, Krong Pac Ward, DakLak Province, Viet Nam.

Contents of information to be announced:

Phuoc An Coffee Joint Stock Company would like to provide an explanation for the fluctuation in Profit After Corporate Income Tax (PAT) in the Financial Statements for Quarter 1/2026 (ending March 31, 2026) compared to the same period last year, as follows:

No	Quota	The First Quarter of 2026	The First Quarter of 2025	Difference over the sâm period last year	Rate of Increase/ Decrease
1	Total revenue	2,793,035,003	3,321,900,382	(528,865,379)	-16%
2	Total Expenses	2,628,762,172	4,666,958,844	(2,038,196,672)	-44%
3	Profit after tax	164,272,831	(1,345,058,462)	1,509,331,293	-112%

Profit After Tax for Q1/2026 reached **VND 164,272,831**, representing a **112% improvement** compared to the loss incurred in the same period of 2025. The primary reasons include:

- **Reduction in Other Expenses:** In Q1/2026, there were no expenses incurred from the liquidation of fixed assets, leading to a decrease of over **VND 1.7 billion** in Other Expenses compared to the same period last year. Concurrently, **Other Income** saw a significant increase, reaching over VND 100 million.
- **Optimization of Cost of Goods Sold (COGS):** Despite a 16% decline in revenue, the Company successfully optimized its COGS (which decreased by 31%), resulting in an improvement of the **Gross Profit Margin** from 37% to 50%.
- **Expense Control:** Both **Selling Expenses** and **General & Administrative (G&A) Expenses** were effectively reduced compared to Q1/2025.

We respectfully submit this report to the **State Securities Commission (SSC)** and the **Hanoi Stock Exchange (HNX)**.

PHUOC AN COFFEE JOINT STOCK COMPANY

Nguyen Huyen Tram