

PHUOC AN COFFEE JOINT STOCK
COMPANY
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No: 04..-2026/CV-CPA
Written Explanation of Profit After
Corporate Income Tax for the four
Quarter of 2025

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Dak Lak, 19 January 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 regarding the profit after corporate income tax in the Q4/2025 Financial Statements ended on December 31, 2025, as follows:

Item	The four Quarter of 2025	The four Quarter of 2024	Increase (+)/ Decrease (-) (3)=(1)-(2)	Ratio (%)
	(1)	(2)		
1. Net revenue from sales and service provision	6,212,399,084	5,871,988,072	340,411,012	6%
2. Cost of goods sold and services provided	6,118,654,377	4,643,422,222	1,475,232,155	32%
3. Gross profit from sales and service provision	93,744,707	1,228,565,850	(1,134,821,143)	-92%
4. Financial income	703,374	14,657,314	(13,953,940)	-95%
5. Financial expenses	661,342,466	728,890,412	(67,547,946)	-9%
Of which: Interest expense	661,342,466	728,890,412	(67,547,946)	-9%
6. Selling expenses	77,347,648	139,839,536	(62,491,888)	-45%
7. General and administrative expenses	4,323,602,657	13,687,675,271	(9,364,072,614)	-68%
8. Net loss from business activities	(4,967,844,690)	(13,313,182,055)	8,345,337,365	-63%
9. Other income	927,685,629	-	927,685,629	
10. Other expenses	10,574	933,596	(923,022)	
11. (Loss)/Profit from other activities	927,675,055	(933,596)	928,608,651	
12. Total accounting loss before tax	(4,040,169,635)	(13,314,115,651)	9,273,946,016	-70%
14. Net loss after CIT	(4,040,169,635)	(13,314,115,651)	9,273,946,016	-70%

In the Four Quarter 2025 Financial Statements, the Company recorded a net loss after tax of VND 4,040,169,635. This represents a significant reduction in the loss of VND 9,273,946,016 (equivalent to a 70% decrease) compared to the four quarter of 2024 (which recorded a loss of VND 13,314,115,651).

The primary reasons for this reduction in loss compared to the same period last year are as follows:

- General and Administrative (G&A) expenses saw a sharp decline of 63%, primarily driven by a significant reduction in the provision for doubtful debts compared to the same period last year. This contraction in operating costs was a key factor in the substantial improvement of Q4/2025 net profit over Q4/2024.

Thanks to the factors mentioned above, although net revenue and gross profit decreased compared to the same period, operating expenses were significantly reduced. This enabled the Company to substantially narrow its loss compared to the same period in 2024.

The above details the reasons for the improvement in the net loss after tax for the reporting period (Q4 2025) compared to the same period last year.

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

Sincerely,

PHUOC AN COFFEE JOINT STOCK COMPANY



Nguyen Huyen Tram