

**PHUOC AN COFFEE JOINT STOCK
COMPANY**

=★=

No: ~~54~~-2025/CV-CPPA

*Written Explanation of Profit After
Corporate Income Tax for the third
Quarter of 2025*

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness

---000---

Dak Lak, 14 October 2025

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 Q3/2025 Financial Statements ended on September 30, 2025, as follows:

Item	The third Quarter of 2025	The third Quarter of 2024	Increase (+)/ Decrease (-)	Ratio (%)
	(1)	(2)	(3)=(1)-(2)	
1. Net revenue from sales and service provision	11,404,568,011	11,493,695,552	(89,127,541)	-1%
2. Cost of goods sold and services provided	10,592,204,048	8,223,794,026	2,368,410,022	29%
3. Gross profit from sales and service provision	812,363,963	3,269,901,526	(2,457,537,563)	-75%
4. Financial income	46,428	23,418	23,010	98%
5. Financial expenses	654,747,944	796,701,367	(141,953,423)	-18%
Of which: Interest expense	654,747,944	796,701,367	(141,953,423)	-18%
6. Selling expenses	98,590,368	89,786,762	8,803,606	10%
7. General and administrative expenses	434,695,118	3,722,601,288	(3,287,906,170)	-88%
8. Net loss from business activities	(375,623,039)	(1,339,164,473)	963,541,434	-72%
9. Other income	14,500,000	-	14,500,000	
10. Other expenses	-	-	-	
11. (Loss)/Profit from other activities	14,500,000	-	14,500,000	
12. Total accounting loss before tax	(361,123,039)	(1,339,164,473)	978,041,434	-73%
14. Net loss after CIT	(361,123,039)	(1,339,164,473)	978,041,434	-73%

In the Third Quarter 2025 Financial Statements, the Company recorded a net loss after tax of VND 361,123,039. This represents a significant reduction in the loss of VND 978,041,434 (equivalent to a 73% decrease) compared to the third quarter of 2024 (which recorded a loss of VND 1,339,164,473).

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

- **A decrease in interest expenses:** This was due to the Company's repayment of a portion of its borrowings during the period, leading to a reduction in financial expenses of VND 141,953,423 (an 18% decrease) compared to the same period.
- **A sharp reduction in general and administrative expenses:** These expenses decreased by VND 3,287,906,170 (an 88% decrease). This was primarily because the Company did not make a provision for doubtful accounts in this quarter, whereas a significant provision was



made in the same period last year. This factor substantially contributed to the improved profit result for Q3 2025 compared to Q3 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 (Q3 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



Nguyễn Huyền Tram

