

No. 53/PT-2025

Re: Explanation of the net profit after tax in the Q3/2025 Income Statement changing by 10% or more compared to the Q3/2024.

Ho Chi Minh City, Oct 27, 2025

To: - State Securities Commission  
- Hanoi Stock Exchange

Organization name:

PHUC THINH DESIGN CONSTRUCTION TRADING CORPORATION

Stock code:

PTD

Address:

361 Le Trong Tan Street, Tan Son Nhi Ward, Ho Chi Minh City, Viet Nam

Tax code:

0302365984

Representative:

Mr. Tran Minh Truc

Position: General Director

Pursuant to Circular No. 96/2020/TT-BTC effective from January 1, 2021, issued by the Ministry of Finance regarding the disclosure of periodic information by listed organizations, which requires an explanation of net profit before tax in the Q3/2025 Financial Report if it changes by 10% or more compared to the Q3/2024 report.

Phuc Thinh Design Construction Trading Corporation explain of the Net profit after tax in the Q3/2025 Income Statement changing by 10% or more compared to the Q3/2024.

Unit: VND

| ITEMS   |           | Code                  | PARENT COMPANY         |                       |                   |                |
|---|-----------|-----------------------|------------------------|-----------------------|-------------------|----------------|
|   |           |                       | QUARTER III            |                       |                   |                |
|   |           |                       | Current Year           | Previous Year         | Increase/Decrease | Percentage (%) |
| 1   | 2         | 3                     | 4                      | 5=3-4                 | 6=5/4             |                |
| 1. Revenue from sales and services rendered             | 01        | 73.086.607.771        | 43.051.138.210         | 30.035.469.561        |                   |                |
| 2. Revenue deduction                                    | 02        |                       |                        |                       |                   |                |
| <b>3. Net Revenue from sales and services rendered</b>  | <b>10</b> | <b>73.086.607.771</b> | <b>43.051.138.210</b>  | <b>30.035.469.561</b> |                   | <b>70%</b>     |
| (10 = 01 - 02)  |           |                       |                        |                       |                   |                |
| 4. Cost of Goods Sold                                   | 11        | 63.967.599.690        | 44.518.318.779         | 19.449.280.911        |                   |                |
| <b>5. Gross Profit from sales and services rendered</b> | <b>20</b> | <b>9.119.008.081</b>  | <b>(1.467.180.569)</b> | <b>10.586.188.650</b> |                   | <b>44%</b>     |
| (20 = 10 - 11)  |           |                       |                        |                       |                   |                |
| 6. Financial Income                                     | 21        | 76.208.161            | 10.523.910             | 65.684.251            |                   |                |
| 7. Financial expenses                                   | 22        | 2.568.534.270         | 2.024.062.622          | 544.471.648           |                   |                |
| - Including: Interest Expenses                          | 23        | 2.492.589.765         | 2.024.062.622          | 468.527.143           |                   |                |
| 8. Selling Expenses                                     | 25        | 1.085.894.593         | 518.172.797            | 567.721.796           |                   |                |
| 9. General administration Expenses                      | 26        | 5.144.111.206         | 5.173.142.179          | (29.030.973)          |                   |                |
| <b>10. Net profit from operating activities</b>         | <b>30</b> | <b>396.676.173</b>    | <b>(9.172.034.257)</b> | <b>9.568.710.430</b>  |                   | <b>-104%</b>   |
| (30 = 20 + (21-22) - (25+26))                           |           |                       |                        |                       |                   |                |
| 11. Other Income  | 31        | 7.440                 | 2.448.099              | (2.440.659)           |                   |                |
| 12. Other expenses                                      | 32        | 38.657.024            | 32.326.000             | 6.331.024             |                   |                |
| <b>13. Other Profit (40 = 31 - 32)</b>                  | <b>40</b> | <b>(38.649.584)</b>   | <b>(29.877.901)</b>    | <b>(8.771.683)</b>    |                   | <b>-29%</b>    |
| <b>14. Total net profit before tax (50 = 30 + 40)</b>   | <b>50</b> | <b>358.026.589</b>    | <b>(9.201.912.158)</b> | <b>9.559.938.747</b>  |                   | <b>-104%</b>   |
| 15. Current corporate income tax expenses               | 51        |                       |                        | -                     |                   |                |
| 16. Deferred corporate income tax expenses              | 52        |                       |                        | -                     |                   |                |
| <b>17. Profit after enterprise income tax</b>           | <b>60</b> | <b>358.026.589</b>    | <b>(9.201.912.158)</b> | <b>9.559.938.747</b>  |                   | <b>-104%</b>   |
| (60 = 50 - 51 -52)                                      |           |                       |                        |                       |                   |                |
| <b>18. Basic and diluted Earnings Per Share (*)</b>     | <b>70</b> |                       |                        |                       |                   |                |

## SEPARATE FINANCIAL STATEMENTS

Total revenue increased by 70%, while the cost of goods sold rose by only 44%. This is considered the main reason leading to the change of more than 10% in net profit after tax

**CONSOLIDATED FINANCIAL STATEMENTS**

Subsidiary: PHUC THINH (CAMBODIA) CORPORATION registered cessation of operations in November 2021, but no decision has been issued by the local tax authority.

**Respectfully!**

**Recipients:**

- As above;
- Archive: Accounting Department.

**PHUC THINH DESIGN CONSTRUCTION TRADING CORPORATION**

**GENERAL DIRECTOR**



**TRAN MINH TRUC**

