

No: 37/PTD-2025

Re: Explanation for the change from post-tax loss in the reviewed semi-annual financial statements of 2024 to post-tax profit in the reviewed semi-annual financial statements of 2025

Ho Chi Minh City, August 28, 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, Son Ky Ward, Tan Phu District, Ho Chi Minh City

**Tax code:**

0302365984

**Representative:**

Mr. Tran Minh Truc

Position: General Director

Based on Circular No. 96/2020/TT-BTC, effective from January 1, 2021, issued by the Ministry of Finance regarding the periodic disclosure of listed organizations, which stipulates the explanation for the Explanation for the change from post-tax loss in the reviewed semi-annual financial statements of 2024 to post-tax profit in the reviewed semi-annual financial statements of 2025

Phuc Thinh Design Construction and Trading Corporation provides an explanation for the Explanation for the change from post-tax loss in the reviewed semi-annual financial statements of 2024 to post-tax profit in the reviewed semi-annual financial statements of 2025

Unit: VND

ITEMS		Code	PARENT COMPANY			
			ANNUAL			
			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	85.225.559.564	118.118.443.629	(32.892.884.065)	
2. Revenue deduction		02				
<b>3. Net Revenue from sales and services rendered</b>		<b>10</b>	<b>85.225.559.564</b>	<b>118.118.443.629</b>	<b>(32.892.884.065)</b>	
(10 = 01 - 02)						
4. Cost of Goods Sold		11	67.407.312.943	96.156.895.154	(28.749.582.211)	
<b>5. Gross Profit from sales and services rendered</b>		<b>20</b>	<b>17.818.246.621</b>	<b>21.961.548.475</b>	<b>(4.143.301.854)</b>	
(20 = 10 - 11)						
6. Financial Income		21	98.714.170	546.321.531	(447.607.361)	
7. Financial expenses		22	3.772.293.572	4.943.933.171	(1.171.639.599)	
- Including: Interest Expenses		23	3.622.808.519	4.668.851.770	(1.046.043.251)	
8. Gain or loss in associates			194.877.603	(274.950.173)		
9. Selling Expenses		25	1.322.190.000	1.850.093.400	(527.903.400)	
10. General administration Expenses		26	13.000.412.262	22.523.798.356	(9.523.386.094)	
<b>11. Net profit from operating activities</b>		<b>30</b>	<b>(177.935.043)</b>	<b>(6.809.954.921)</b>	<b>6.632.019.878</b>	<b>-97%</b>
(30 = 20 + (21-22) - (25+26))						
12. Other Income		31	1.509.183.681	1.835.336.019	(326.152.338)	
13. Other expenses		32	1.193.308.306	134.701.378	1.058.606.928	
<b>14. Other Profit (40 = 31 - 32)</b>		<b>40</b>	<b>315.875.375</b>	<b>1.700.634.641</b>	<b>(1.384.759.266)</b>	<b>81%</b>
<b>15. Total net profit before tax (50 = 30 + 40)</b>		<b>50</b>	<b>137.940.332</b>	<b>(5.109.320.280)</b>	<b>5.247.260.612</b>	<b>-103%</b>
16. Current corporate income tax expenses		51			-	
17. Deferred corporate income tax expenses		52			-	
<b>18. Profit after enterprise income tax</b>		<b>60</b>	<b>137.940.332</b>	<b>(5.109.320.280)</b>	<b>5.247.260.612</b>	<b>-103%</b>

**SEPARATE FINANCIAL STATEMENTS**

In 2024, the provision for doubtful debts related to the Khai Hoan International project amounted to VND 11.738.374.632.

In 2025, the provision for doubtful debts related to the Khai Hoan International project was VND 2.762.229.985.

⇒ This difference in provisions was the main reason why the reviewed semi-annual financial statements of 2024 recorded a loss, while the reviewed semi-annual financial statements of 2025 recorded a profit.

**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!

PHUC THINH DESIGN CONSTRUCTION TRADING CORPORATION

GENERAL DIRECTOR

*Recipients:*

- As above;
- Archive: Accounting Department.



TRẦN MINH TRÚC

