

**PHUOC AN COFFEE JOINT STOCK
COMPANY**

☸☸☸

No.: 50/2025/ CV-CPA

Ref: Explanation regarding the Net Loss after
CIT for the first six months of 2025 compared
to the same period in 2024

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

---o0o---

Dak Lak, October 03, 2025

**To: - The State Securities Commission of Vietnam;
- The Hanoi Stock Exchange.**

Organization Name: Phuoc An Coffee Joint Stock Company

Stock Code: CPA

Address: Km 26, National Highway 26, Krong Pac District, Dak Lak Province,
Vietnam.

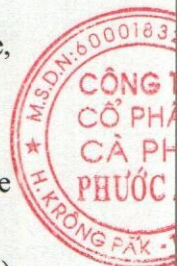
Subject: Information Disclosure Content

Pursuant to the Reviewed Financial Statements for the first six months of 2025 and the
Reviewed Financial Statements for the first six months of 2024:

The net loss after tax for the first six months of 2025 was VND (2,337,969,675)
compared to a net loss of VND (1,994,913,080) for the same period in 2024, equivalent to an
increase in loss of 17%.

Item	6 months ended June 30, 2025	6 months ended June 30, 2024	Increase (+)/ Decrease (-)	Ratio (%)
	(1)	(2)	(3)=(1)-(2)	
1. Net revenue from sales and service provision	6,506,462,073	12,936,690,725	(6,430,228,652)	-50%
2. Cost of goods sold and services provided	(5,335,054,598)	(10,684,528,226)	5,349,473,628	-50%
3. Gross profit from sales and service provision	1,171,407,475	2,252,162,499	(1,080,755,024)	-48%
4. Financial income	10,387,245	74,540,224	(64,152,979)	-86%
5. Financial expenses	(1,448,630,135)	(1,557,363,149)	108,733,014	-7%
Of which: Interest expense	(1,448,630,135)	(1,557,363,149)	108,733,014	-7%
6. Selling expenses	(206,381,047)	(221,644,057)	15,263,010	-7%
7. General and administrative expenses	(385,692,194)	(3,241,292,705)	2,855,600,511	-88%
8. Net loss from business activities	(858,908,656)	(2,693,597,188)	1,834,688,532	-68%
9. Other income	391,888,535	715,180,394	(323,291,859)	-45%
10. Other expenses	(1,870,949,554)	(16,496,286)	(1,854,453,268)	11242%
11. (Loss)/Profit from other activities	(1,479,061,019)	698,684,108	(2,177,745,127)	-312%
12. Total accounting loss before tax	(2,337,969,675)	(1,994,913,080)	(343,056,595)	17%
14. Net loss after CIT	(2,337,969,675)	(1,994,913,080)	(343,056,595)	17%

Phuoc An Coffee Joint Stock Company provides the following explanation for the
variance in Net Profit/(Loss) after tax for the first six months of 2025 compared to the same



period in 2024:

- Net revenue from sales and service provision decreased sharply by 50% compared to the same period, equivalent to a decrease of over VND 6.43 billion. The primary reason was the high volatility in domestic coffee prices during the first six months of 2025, with periods of significant decline, directly impacting selling prices. Concurrently, the consumer market faced difficulties with weak purchasing power, leading to a significant decrease in sales volume compared to the same period last year.

- Other expenses increased abnormally from VND 16,496,286 to VND 1,870,949,554, equivalent to an increase of VND 1,854,453,268, or 11,242% compared to the same period. The reason is that the Company proceeded to cut down and liquidate a large quantity of economically inefficient avocado trees to restructure the land area and concentrate resources on key crops. The liquidation costs were accounted for as other expenses, increasing the loss for the period.

The above is the Company's explanatory report regarding the 17% increase in net loss for the first six months of 2025 compared to the same period in 2024.

The Company respectfully reports to the State Securities Commission and the Hanoi Stock Exchange for your information.

Thank you for your attention./.

PHUOC AN COFFEE JOINT STOCK COMPANY

Distribution:

- As above.
- File.



TỔNG GIÁM ĐỐC

Nguyễn Huyền Lâm