

No: 52/PTD-2025

Re: Explanation for the change from post-tax loss in Q3 2024 to post-tax profit in Q3 2025

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

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 Q3 2024 to post-tax profit in Q3 2025

Phuc Thinh Design Construction and Trading Corporation provides an explanation for the Explanation for the change from post-tax loss in Q3 2024 to post-tax profit in Q3 2025.

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>722%</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. Gain or loss in associates					
9. Selling Expenses	25	1.085.894.593	518.172.797	567.721.796	
10. General administration Expenses	26	5.144.111.206	5.173.142.179	(29.030.973)	
<b>11. 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))					
12. Other Income	31	7.440	2.448.099	(2.440.659)	
13. Other expenses	32	38.657.024	32.326.000	6.331.024	
<b>14. 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>15. 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>
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>358.026.589</b>	<b>(9.201.912.158)</b>	<b>9.559.938.747</b>	<b>-104%</b>

## SEPARATE FINANCIAL STATEMENTS

Total revenue increased by 70%, of which export trade revenue rose significantly by 91%. Consequently, net profit increased by 96%. The substantial profit growth was primarily attributable to the export trade segment

## 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.

