

No: 19/PTD-2026

Re: Explanation for the change from post-tax loss in Q4 2024 to post-tax profit in Q4 2025

Ho Chi Minh City, Jan 29, 2026

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: Permanent Deputy 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 Q4 2024 to post-tax profit in Q4 2025

Phuc Thinh Design Construction and Trading Corporation provides an explanation for the Explanation for the change from post-tax loss in Q4 2024 to post-tax profit in Q4 2025.

Unit: VND

ITEMS	Code	PARENT COMPANY			
		QUARTER IV			
		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	359.246.513.956	88.934.723.829	270.311.790.127	
2. Revenue deduction	02				
3. Net Revenue from sales and services rendered (10 = 01 - 02)	10	359.246.513.956	88.934.723.829	270.311.790.127	304%
4. Cost of Goods Sold	11	337.272.247.608	92.967.415.185	244.304.832.423	
5. Gross Profit from sales and services rendered (20 = 10 - 11)	20	21.974.266.348	(4.032.691.356)	26.006.957.704	-645%
6. Financial Income	21	120.957.949	20.475.957	100.481.992	
7. Financial expenses	22	3.210.858.952	1.812.036.820	1.398.822.132	
- Including: Interest Expenses	23	2.883.414.698	2.012.757.841	870.656.857	
8. Gain or loss in associates					
9. Selling Expenses	25	1.201.812.000	637.183.840	564.628.160	
10. General administration Expenses	26	16.331.760.445	14.098.826.110	2.232.934.335	
11. Net profit from operating activities (30 = 20 + (21-22) - (25+26))	30	1.350.792.900	(20.560.262.169)	21.911.055.069	-107%
12. Other Income	31	20.690	1.802.713.128	(1.802.692.438)	
13. Other expenses	32	38.156.273	182.792.388	(144.636.115)	
14. Other Profit (40 = 31 - 32)	40	(38.135.583)	1.619.920.740	(1.658.056.323)	102%
15. Total net profit before tax (50 = 30 + 40)	50	1.312.657.317	(18.940.341.429)	20.252.998.746	-107%
16. Current corporate income tax expenses	51			-	
17. Deferred corporate income tax expenses	52			-	
18. Profit after enterprise income tax	60	1.312.657.317	(18.940.341.429)	20.252.998.746	-107%

SEPARATE FINANCIAL STATEMENTS

Revenue in Q4/2025 increased significantly compared to Q4/2024 as the site management teams, in accordance with directives from the Executive Board, accelerated construction progress to record a larger volume of completed works. As a result, the Company recorded a profit in this quarter.

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

PERMANENT DEPUTY GENERAL DIRECTOR

Recipients:

- As above;
- Archive: Accounting Department.



TRẦN MINH TRÚC

