

No. 20/PT-2026

Re: Explanation of the net profit after tax in the Q4/2025 Income Statement changing by 10% or more compared to the Q4/2024.

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

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 Q4/2025 Financial Report if it changes by 10% or more compared to the Q4/2024 report.

Phuc Thinh Design Construction Trading Corporation explain of the Net profit after tax in the Q4/2025 Income Statement changing by 10% or more compared to the Q4/2024.

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	359.246.513.956	88.934.723.829	270.311.790.127	304%
(10 = 01 - 02)					
4. Cost of Goods Sold	11	337.272.247.608	92.967.415.185	244.304.832.423	263%
5. Gross Profit from sales and services rendered	20	21.974.266.348	(4.032.691.356)	26.006.957.704	-645%
(20 = 10 - 11)					
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. Selling Expenses	25	1.201.812.000	637.183.840	564.628.160	
9. General administration Expenses	26	16.331.760.445	14.098.826.110	2.232.934.335	
10. Net profit from operating activities	30	1.350.792.900	(20.560.262.169)	21.911.055.069	-107%
(30 = 20 + (21-22) - (25+26))					
11. Other Income	31	20.690	1.802.713.128	(1.802.692.438)	
12. Other expenses	32	38.156.273	182.792.388	(144.636.115)	
13. Other Profit (40 = 31 - 32)	40	(38.135.583)	1.619.920.740	(1.658.056.323)	102%
14. Total net profit before tax (50 = 30 + 40)	50	1.312.657.317	(18.940.341.429)	20.252.998.746	-107%
15. Current corporate income tax expenses	51			-	
16. Deferred corporate income tax expenses	52			-	
17. Profit after enterprise income tax	60	1.312.657.317	(18.940.341.429)	20.252.998.746	-107%
(60 = 50 - 51 - 52)					
18. Basic and diluted Earnings Per Share (*)	70				

SEPARATE FINANCIAL STATEMENTS

Revenue increased by 304%, cost of goods sold increased by 263%, and administrative expenses increased by 16%. These results indicate a strong recovery of Phuc Thinh Design – Construction – Trading Joint Stock Company (PTD) in its efforts to remediate the losses incurred in the previous year.

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

PERMANENT DEPUTY GENERAL DIRECTOR



TRAN MINH TRUC

