

**ASIA PACIFIC INVESTMENT
JOINT STOCK COMPANY**

No: 52../2026/CV-API

**Socialist Republic of Vietnam
Independence - Freedom – Happiness**

Ha Noi, 29 April, 2026

PERIODIC INFORMATION DISCLOSURE - FINANCIAL REPORT

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

In accordance with the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance guiding information disclosure on the securities market, Asia-Pacific Investment Joint Stock Company (API) hereby discloses the financial report (Financial Report) for First quarter of 2026 to the State Securities Commission and the stock exchanges as follows:

1. Name of the organization: Asia Pacific Investment Joint Stock Company

- Stock code: API

- Address: 3rd floor, Grand Plaza building, 117 Tran Duy Hung, Yen Hoa Ward, Hanoi City.

- Tel: 024.3573.1983

2. Explanation content

- Disclosure of the Financial Report for First quarter of 2026

☐ Separate financial statements (the parent company does not have subsidiaries and the parent company's accounting unit does not have affiliated entities);

☐ Consolidated financial statements (the parent company has subsidiaries);

☐ Combined financial statements (the parent company has an accounting unit directly under its organizational structure with separate accounting systems).

- Cases that require an explanation of the reasons:

+ The net profit after corporate income tax in the income statement for the reporting period changes by 10% or more compared to the same period of the previous year:

☐ Yes

No

☐

The explanation letter in cases of inclusion is as follows:

☐ Yes

No

☐

+ The net profit after tax in the reporting period shows a loss, reversing from a profit in the same period of the previous year to a loss in this period, or vice versa:

☐ Yes

No

☐

The explanation letter in cases of inclusion is as follows:

☐ Yes

No

☐



This information has been published on the company's website on April 29, 2026 at the link <https://apeci.com.vn/>

3. Report on transactions with a value of 35% or more of total assets from January 2026.
In the event that the parent company has such transactions, please report all of the following details:..None.

We hereby commit that the information disclosed above is true and accurate, and we fully take responsibility before the law for the content of the disclosed information..

Attached documents:

- Financial report
- Explanation letter

Representative of the organization

Legal representative/ Authorized person for information disclosure

(Signature, full name, title, company seal)



TỔNG GIÁM ĐỐC
Nguyễn Phương Dung



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2. Explanation content:

- Separate Financial Statements and Consolidated Financial Statements for the First Quarter of 2026 have been prepared for the operating period from 01/01/2026 to 31/03/2026 of Asia Pacific Investment Joint Stock Company prepared on March 31, 2026, including: the Balance Sheet as of 31 March 2026, the Income Statement, the Cash Flow Statement (Under indirect method) and the Notes to the Financial Statements.

- **Explanation of profit after corporate income tax in this period changed by more than 10% compared to the same period last year:**

| ITEMS | Quarter I/2026 | Quarter I/2025 | Differential rate |
|--|-------------------------|------------------------|-------------------|
| <i>Profit/ (loss) after tax</i> | | | |
| <i>SEPARATE FINANCIAL STATEMENTS</i> | <i>(23.958.740.131)</i> | <i>(5.812.675.639)</i> | <i>312%</i> |
| <i>CONSOLIDATED FINANCIAL STATEMENTS</i> | <i>(25.759.882.693)</i> | <i>(6.925.488.867)</i> | <i>272%</i> |

Due to the negative impact of the real estate market in Q1 2026, resulting in a sharp decline in demand and unfavorable market conditions, the company has temporarily postponed new sales launches. This has led to a significant decrease in revenue from the sale of goods and services compared to the same period last year.

- Explanation of the net loss in the reporting period:

Due to the prolonged negative impact of the real estate market, the net profit after corporate income tax on the parent company's and consolidated financial statements in Q1 2026 showed a loss. Specifically, the parent company's financial statement showed a loss of VND 23,958,740,131, and the consolidated financial statement showed a loss of VND 25,759,882,693.

3. This information has been published on the company's website on April 29, 2026 at the link <https://apeci.com.vn/>.

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Recipients:

- *As stated above*
- *Save*



Representative of the organization

TỔNG GIÁM ĐỐC
Nguyễn Phương Dung