

**APEC INVESTMENT JOINT
STOCK COMPANY**

No: 691../2025/CV-API

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

Ha Noi, July 30, 2025

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 second quarter of 2025 to the State Securities Commission and the stock exchanges as follows:

1. Name of the organization: Asia Pacific Securities Joint Stock Company
 - Stock code: API
 - Address: 3rd floor, Grand Plaza building, 117 Tran Duy Hung, Trung Hoa Ward, Cau Giay District, Hanoi City.
 - Tel: 024.3573.1983
 2. Explanation content
 - Disclosure of the Financial Report for second quarter of 2025
 - ☒ 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 July 30, 2025 at the link <https://apeci.com.vn/>



3. Report on transactions with a value of 35% or more of total assets from January 2025.
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



PERIODIC INFORMATION DISCLOSURE - FINANCIAL REPORT

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

1. Name of the organization: APEC 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:

- The parent company's Financial Statements and Consolidated Financial Statements for the First Quarter of 2025 have been prepared for the operating period from 01/01/2025 to 30/06/2025 of Asia Pacific Investment Joint Stock Company prepared on June 30, 2025, including: the Balance Sheet as of 30 June 2025, 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 II/2025	Quarter II/2024	Differential rate
<i>Profit/ (loss) after tax</i>			
<i>FINANCIAL STATEMENTS</i>	<i>7.807.657.016</i>	<i>- 11.222.221.805</i>	<i>170%</i>
<i>CONSOLIDATED FINANCIAL STATEMENTS</i>	<i>6.786.898.551</i>	<i>- 12.535.439.162</i>	<i>154%</i>

Profit after CIT on the parent company's financial statements and consolidation differed by over 10% over the same period last year, due to the fact that during the period, the company promoted the sale of inventory and recorded the handover of apartments at the Aqua Park Bac Giang project, leading to the difference in profit after tax in Q2/2025 compared to the same period last year on the parent and consolidate.



3. This information has been published on the company's website on July 30, 2025 at the link <https://apeci.com.vn/>.

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.

Recipients:

- As stated above
- Save

Representative of the organization



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Nguyễn Phương Dung

