

**APEC INVESTMENT JOINT STOCK  
COMPANY**

No: 84/2025/CV-API

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

Ha Noi, August 29, 2025

**PERIODIC INFORMATION DISCLOSURE ON FINANCIAL STATEMENTS**

**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 semi-annual financial statements for 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, Yen Hoa Ward, Hanoi City.
  - Tel: 024.3573.1983
2. Disclosed information content:
  - Semi-annual 2025 Financial Statements according to regulations in Clause 3, Article 14 of Circular No. 96/2020/TT-BTC:
    - ☒ Separate Financial Statements (The Parent Company does not have subsidiaries and the accounting unit is not a higher-level unit with subordinate units);
    - ☒ Consolidated Financial Statements (The Parent Company has subsidiaries);
    - ☐ Summarized Financial Statements (The Parent Company has subordinate accounting units organized for branch/subsidiary accounting);
  - Cases requiring explanation of reasons:
    - + The audit firm issued a non-unqualified opinion on the Financial Statements (for audited Financial Statements):
      - ☒ Yes ☐ No
  - Explanatory document in case checked "Yes":
    - ☒ Yes ☐ No
  - + Post-tax profit in the reporting period has a variance of 5% or more before and after audit, or shifts from profit to loss or vice versa (for audited Financial Statements):
    - ☒ Yes ☐ No
  - Explanatory document in case checked "Yes":
    - ☒ Yes ☐ No
  - + Post-tax corporate income tax profit in the income statement of the reporting period increases or decreases by 10% or more compared to the same period last year:
    - ☒ Yes ☐ No
  - Explanatory document in case checked "Yes":
    - ☒ Yes ☐ No

+ Post-tax profit in the reporting period is at a loss, shifting from profit in the same period last year to a loss in this period or vice versa:

☒ Yes

☐ No

Explanatory document in case checked "Yes":

☒ Yes

☐ No

This information was published on the company's website on August 29, 2025, at the URL: <https://apeci.com.vn/>

3. **Transactions on business acquisitions, asset purchases** (related-party transactions, transfers, or transactions reaching 35% or more of total assets from January 2025 to present, if any): None

We hereby commit that the information disclosed above is truthful and we take full legal responsibility for the content of the disclosed information.

**On behalf of the Organization**

Authorized Representative

(Signature, Full Name, Title, Company Seal)

**Attachments:**

- Financial Statements;
- Explanatory Dispatch.



TỔNG GIÁM ĐỐC  
*Nguyễn Phương Dung*



**PERIODIC INFORMATION DISCLOSURE - FINANCIAL REPORT**

**To:** - Vietnam Stock Exchange;  
- Hanoi Stock Exchange;  
- 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 street, Yen Hoa Ward, Hanoi City.
- Tel: 024.3573.1983

**2. Disclosure Information Content:**

The parent company's financial statements and the consolidated interim financial statements for the six-month period from January 1, 2025 to June 30, 2025 of Asia-Pacific Investment Joint Stock Company were prepared as of June 30, 2025. These include: the Balance Sheet, the Statement of Income, the Cash Flow Statement (using the indirect method), and the Notes to the Financial Statements.:

**- Explanation regarding the auditor's opinion other than an unqualified opinion:  
Basis for Qualified Audit Opinion**

To loan:

“As disclosed in Notes V.5 and V.6 in the Notes to the Interim Consolidated Financial Statements, as at 30 June 2025, loans to the related parties including Bac Ninh - Asia - Pacific Investment Company Limited (“Apec Bac Ninh”), Kim Boi Trade and Travel Joint Stock Company and Apec Group Joint Stock Company were overdue with the outstanding principal and interest receivables amounting to VND 103,188,000,000 and VND 51,808,347,620 respectively. The loan granted to Apec Bac Ninh Ltd has no collateral; the remaining loans are collateralized but the Company has no control measures over these collaterals. Accordingly, we have no basis to determine allowance for doubtful debts (if any) related to these overdue principal and interest receivables.”

Company’s explanation:

Most of these loans are secured by potential assets. We are currently in discussions and evaluating options for handling the collateral in accordance with the terms of the loan agreements.

Advances:

“As at 30 June 2025, the outstanding balance of advances to staff for the implementation and development of potential projects amounted to VND 91,812,534,573 (Note V.6a in the Notes to the Interim Consolidated Financial Statements). These advances were made in previous years but as of the reporting date, they have not yet been recovered. The Group has not performed reconciliation or confirmation of these advance balances since 2023. We have not been provided with confirmation letters for the outstanding balances as at the reporting dates since 30 June 2023, nor have we been provided with information about the usage of these advances or related documents and records. Therefore, we are unable to express a conclusion on whether these advances have been used for the purposes of the Group’s business activities, nor can we assess the recoverability or the need for any allowance for potential losses related to these balances (if any).”



Company's explanation:

Regarding the advance balance as of June 30, 2025, amounting to VND 91,812,534,573, this represents advances provided to employees for the implementation of potential projects and for land clearance activities related to ongoing projects. The Company is urging employees to promptly complete and submit the required reimbursement documentation in accordance with regulations.

**-Explanation for the change in profit after tax during the reporting period from a loss to a profit or vice versa, with a difference of 5% or more before and after the audit:**

The main reason is the decrease in current corporate income tax expenses.

**-Explanation for the change in profit after tax exceeding 10% compared to the same reporting period of the previous year:**

The reason is the increase in revenue from sales and service provision arising from the handover of real estate products during the period.

**-Explanation for the loss in profit after tax during the reporting period:**

The loss was primarily due to the unfavorable real estate market conditions affecting the subsidiary, resulting in a loss in the consolidated financial statements for the first six months of 2025.

3. This information was disclosed on the Company's website on August 29, 2025, at the following link: <https://apeci.com.vn/>

We hereby certify that the information disclosed above is true and accurate, and we take full legal responsibility for the content of the disclosed information.

**Recipients:**

- As above;
- For filing.

**AUTHORIZED REPRESENTATIVE**



**TỔNG GIÁM ĐỐC**  
*Nguyễn Phương Dung*