

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 Third quarter of 2025 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 Third 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..

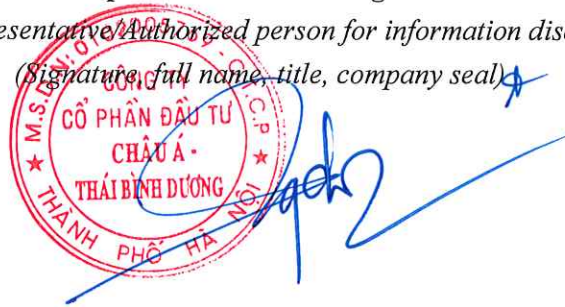
Attached documents:

- Financial report
- Explanation letter

Representative of the organization

Legal representative/Authorized person for information disclosure

(Signature, full name, title, company seal)



The seal is circular with a red border. Inside the border, the text 'CÔNG TY CỔ PHẦN ĐẦU TƯ CHÂU Á - THÁI BÌNH DƯƠNG' is written in red. The outer ring of the seal contains the text 'M.S. 0102020202' at the top and 'THÀNH PHỐ HÀ NỘI' at the bottom, separated by stars.

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: 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:**

- Separate Financial Statements and Consolidated Financial Statements for the Third Quarter of 2025 have been prepared for the operating period from 01/01/2025 to 30/09/2025 of Asia Pacific Investment Joint Stock Company prepared on September 30, 2025, including: the Balance Sheet as of 30 September 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 III/2025	Quarter III/2024	Differential rate
<i>Profit/ (loss) after tax</i>			
<i>SEPARATE FINANCIAL STATEMENTS</i>	<i>(6.076.447.247)</i>	<i>(5.182.014.765)</i>	<i>-17%</i>
<i>CONSOLIDATED FINANCIAL STATEMENTS</i>	<i>(7.397.915.336)</i>	<i>(6.634.504.384)</i>	<i>-12%</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, revenue from sales and services arising from the handover of real estate products decreased, leading to the difference in profit after tax in Q3/2025 compared to the same period last year on the parent and consolidate.

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

Due to the real estate market being negatively affected and remaining unfavorable, the Company temporarily did not accelerate new sales launches. As a result, in Q3/2025, the Company recorded a loss in profit after corporate income tax in both the Separate and Consolidated Financial



Statements. Specifically Separate Financial Statements: loss of VND 6.076.447.247 and Consolidated Financial Statements: loss of VND 7.397.915.336.

3. This information has been published on the company's website on October 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

TỔNG GIÁM ĐỐC
Nguyễn Phương Dung

