

**APEC INVESTMENT JOINT
STOCK COMPANY**

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

No: 41/2025/CV-API

Ha Noi, April 29, 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 First 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 First 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 April 29, 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



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- 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 31/03/2025 of Asia Pacific Investment Joint Stock Company prepared on March 31, 2025, including: the Balance Sheet as of 31 March 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 I/2025	Quarter I/2024	Differential rate
<i>Profit/ (loss) after tax</i>			
<i>FINANCIAL STATEMENTS</i>	- 5.812.675.639	- 6.535.724.211	11%
<i>CONSOLIDATED FINANCIAL STATEMENTS</i>	- 6.925.488.867	- 11.736.007.619	41%

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 Q1/2025 compared to the same period last year on the parent and consolidate.

- **Explanation of after-tax profit in the reporting period with losses:**

Revenue from sales and provision of services in Q1 of 2025 will increase significantly compared to the previous quarter, however, Revenue from financial activities decreased and Financial expenses increased, resulting in a loss in profit after corporate income tax on separate and consolidated financial statements.

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Recipients:

- *As stated above*
- *Save*

Representative of the organization



TỔNG GIÁM ĐỐC
Nguyễn Phương Dung

