CÔNG TY CP ĐẦU TƯ CHÂU Á - THÁI BÌNH DƯƠNG
Digitally signed by CÔNG TY CP ĐẦU TƯ CHÂU Á - THÁI BÌNH DƯƠNG
DN: C=VN, CN=CÔNG TY CP ĐẦU TƯ CHÂU Á - THÁI BÌNH DƯƠNG, ST=THÀNH PHỐ HÀ NỘI, UID=MST:0102005769
Reason: I am the author of this document
Location:
Date: 2026.10.29 16:20:38+07'00'
Foxit PDF Reader Version: 2026.1.0

ASIA PACIFIC INVESTMENT JOINT STOCK COMPANY

No: 161 ./2026/CV-API

Socialist Republic of Vietnam
Independence - Freedom – Happines

Ha Noi, 29 Octobor, 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 Third 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 Third 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 October 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)

M.S.D.N: 0102005769 - C.T.C.P
CÔNG TY CỔ PHẦN ĐẦU TƯ CHÂU Á - THÁI BÌNH DƯƠNG
THÀNH PHỐ HÀ NỘI

TỔNG GIÁM ĐỐC

Nguyễn Phương Dung

C.T.C.P
HÀ NỘI

ASIA PACIFIC INVESTMENT JOINT STOCK COMPANY	**Socialist Republic of Vietnam**
No: 160./2026/CV-API	**Independence - Freedom – Happines**
	Ha Noi, October 29, 2026

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 2026 have been prepared for the operating period from 01/01/2026 to 30/09/2026 of Asia Pacific Investment Joint Stock Company prepared on September 30, 2026, including: the Balance Sheet as of 30 September 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 III/2026	Quarter III/2025	Differential rate
Profit/ (loss) after tax			
SEPARATE FINANCIAL STATEMENTS	*(34,101,001,657)*	*(6,076,447,247)*	*Increase in losses*
CONSOLIDATED FINANCIAL STATEMENTS	*(38,050,524,827)*	*(7,442,367,070)*	*Increase in losses*

Due to the negative impact of the real estate market in Third quater of 2026, resulting in a sharp decline in demand and unfavorable market conditions, the company has temporarily postponed new sales launches. At the same time, the company is currently in the process of developing new projects. 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 Second quater of 2026 showed a loss. Specifically, the parent company's financial statement showed a loss of VND *34,101,001,657* and the consolidated financial statement showed a loss of VND *38,050,524,827*.

3. This information has been published on the company's website on October 29, 2026 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

CÔNG TY CỔ PHẦN ĐẦU TƯ CHÂU Á - THÁI BÌNH DƯƠNG

TỔNG GIÁM ĐỐC

Nguyễn Phương Dung