

**PRISTIE REAL ESTATE
JOINT STOCK COMPANY**

No.: 185

Subject: Explanation of the reasons for the net loss after corporate
income tax

**SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness**

Hanoi, October 20, 2026

To:

**STATE SECURITIES COMMISSION
HANOI STOCK EXCHANGE**

- Based on Circular 96/2020/TT-BTC dated October 16, 2020, guiding the disclosure of information on the securities market;

- Based on the Q3 2026 financial statements of Pristie Real Estate Joint Stock Company;

Pristie Real Estate Joint Stock Company would like to explain the following:

Reasons for the net loss after corporate income tax:

- The after-tax profit reported in the Q3 2026 financial statement showed a loss of VND 5.023.187.653 due to the following main reasons:

In the third quarter of 2026, sales revenue and service provision decreased because Pristie Real Estate Joint Stock Company ceased its garment manufacturing and service business activities to focus on the construction of the Duc Giang Residences high-end commercial housing complex project.

Pristie Real Estate Joint Stock Company hereby clarifies the above matters to the State Securities Commission and the Hanoi Stock Exchange. We respectfully request your consideration.

Best regards,

Receipts:

- As above;
- BoD;
- General Director;
- Network Administration;
- Filed at: Office, Accounting.

Authorized person to disclose information



TỔNG GIÁM ĐỐC

Phạm Hoàng Long

CÔNG TY
CỔ PHẦN
BẤT ĐỘNG
SẢN
PRISTIE

Digitally signed by CÔNG TY CỔ PHẦN BẤT ĐỘNG SẢN PRISTIE
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