

**PRISTIE REAL ESTATE
JOINT STOCK COMPANY**

No.: 182

Subject: Explanation of the difference in profit for Q3/2026
compared to Q3/2025 in the financial statements

THE SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Hanoi, October 19, 2026

To: - STATE SECURITIES COMMISSION
- HANOI STOCK EXCHANGE

Pristie Real Estate Joint Stock Company, stock code “TET”, would like to explain the decrease in after-tax profit in Q3/2026 compared to Q3/2025 in its financial report due to the following specific factors:

Items	Q3 - 2026	Q3 - 2025	Difference value	Difference %
Net profits from operating activities	-4,040,088,949	1,609,058,438	-5,649,147,387	-351.08%
Other profits	-983,098,704	-101,369,963	-881,728,741	869.81%
Profit before tax	-5,023,187,653	1,507,688,475	-6,530,876,128	-433.17%
Corporate Income Tax		352,876,462	-352,876,462	-100.00%
Profit after tax	-5,023,187,653	1,154,812,013	-6,177,999,666	-534.98%

Reason:

In Q3 2026, sales revenue and service provision decreased by 64,41% compared to Q3 2025; Cost of goods sold in Q3 2026 decreased by 30,1% compared to Q3 2025.

In Q3 2026, administrative expenses increased by 122,32% compared to Q3 2025.

Therefore, our company respectfully reports

Receipts:

- As above
- Board of Directors
- General Director
- Network Administration
- Archived: Office, Accountant.

Authorized person to disclose information



TỔNG GIÁM ĐỐC
Phạm Hoàng Long

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CỔ PHẦN
BẤT ĐỘNG
SẢN
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