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No.: *159* /CV-VPRO

*Re: Explanation for the difference in
the financial statements of Q3/2025.*

*Hanoi, October *17*, 2025*

To: State Securities Commission of Vietnam

Ha Noi Stock Exchange

1. Company name: Viet Property Investment Joint Stock Company
2. Stock code: PVL
3. Headquarters address: Service Area 2, 6th Floor, The Golden Palm Building,
No. 21 Le Van Luong Street, Thanh Xuan Ward, Hanoi City
4. Tel: 04-37856969 Fax: 04-37856888
5. Content of the disclosed information:
Viet Real Estate Investment Joint Stock Company would like to explain the reason for the increase in net profit after tax in the third quarter of 2025 compared to the third quarter of 2024 by VND 2.4 billion. In the third quarter of 2025, the Company recorded other income arising from the revaluation of liabilities that were no longer payable to suppliers. In addition, during this quarter, the Company also maximized savings in administrative expenses, resulting in improved business performance.
6. Website address for posting all financial reports: www.vpr.vn.

We hereby commit that the information published above is true and we are fully responsible before the law for the content of the published information.

LEGAL REPRESENTATIVE



TRỊNH QUỐC KHÁNH