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No.: 06 /CV-VPL

*Re: Explanation for the difference in
the financial statements of Q4/2025.*

Hanoi, January 20, 2026

To: State Securities Commission of Vietnam

Ha Noi Stock Exchange

1. Company name: Petroleum Real Estate 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: 024-37856969
5. Content of the disclosed information:

Petroleum Real Estate Joint Stock Company would like to explain the fluctuation in our Profit After Tax (PAT). In Q4/2025, the company recorded a profit of VND 382,542,014, a significant improvement compared to the loss of VND 13,702,111,591 in Q4/2024. The primary reasons for this increase are a growth in revenue from sales and services, along with additional other income arising from the re-determination of obligations to buyers. Furthermore, the substantial loss in the same period of 2024 was mainly due to the provision for doubtful debts.

6. Website address for posting all financial reports: <https://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