

**PRISTIE REAL ESTATE
JOINT STOCK COMPANY**

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

Number: 167

Subject: Explanation of the difference between the 2026
semi-annual FS and the 2025 semi-annual FS

Hanoi, August 14, 2026

Dear:

**STATE SECURITIES COMMISSION
HANOI STOCK EXCHANGE**

Pristie Real Estate Joint Stock Company, ticker symbol “TET”, would like to explain the decrease in its after-tax profit for the first half of 2026 compared to the first half of 2025 due to the following specific factors:

Items	Semi-annual financial statements for 2026	Semi-annual financial statements for 2026	Differences value	Differences %
Total sales revenue	11,842,523,610	11,568,103,000	274,420,610	2.37%
Cost of goods sold	6,867,226,381	7,463,864,700	-596,638,319	-7.99%
Financial income	2,211,352,185	1,946,016,291	265,335,894	13.63%
Net profit from business operations	3,647,577,523	2,573,884,633	1,073,692,890	41.71%
Other income	-166,247,074	4,691,134,185	-4,857,381,259	-103.54%
Profit before tax	3,481,330,449	7,265,018,818	-3,783,688,369	-52.08%
Corporate income tax	704,747,940	1,566,369,121	-861,621,181	-55.01%
Profit after tax	2,776,582,509	5,698,649,697	-2,922,067,188	-51.28%

Reason:

- The extraordinary income for the 2026 fiscal year decreased by 91,57% compared to 2025.
Therefore, our company respectfully reports.

Receipts:

- As above;
- BoD;
- General Director;
- Network Admin;
- Filed at: Office, Account Department

Authorized person to disclose information

General Director
(Signed)

Pham Hoang Long