

**VIET PROPERTY INVESTMENT
JOINT STOCK COMPANY**

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No: *99* /CV-VPRO

*V/v: Explanation of losses and PAT
differences compared to the same
period in the audited interim financial
statements of 2025*

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

*Hanoi, August *14*, 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.
4. Tel: 04-37856969 Fax: 04-37856888
5. Content of the disclosed information:
 - Viet Property Investment Joint Stock Company would like to explain the reason for the after-tax profit in the audited interim financial statement for 2025 recorded a loss of VND 2.824 billion. This is primarily due to revenue not improving significantly, thus insufficient to cover expenses, despite generating additional rental revenue from a portion of the service area on the 6th floor of the Golden Palm building, located at 21 Le Van Luong, Thanh Xuan Ward, Hanoi.
 - The reviewed interim report for 2025 indicates a loss increase of VND 1.088 billion compared to the corresponding period of the previous year. This is primarily due to the first six months of the previous year incurring an amount of reversal of provision for doubtful receivables, leading to the amount of loss in the same period of the previous year being reduced compared to the same period this year.
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



TRINH QUOC KHANH