NO VA LAND INVESTMENT GROUP CORPORATION	THE SOCIALIST REPUBLIC OF VIETNAM Independence - Freedom - Happiness
--------------	--------------
No: 231/2026-CV-NVLG	*HCMC, 30 July 2026*

Re: Explanation of the variance in profit after tax in the Separate Financial Statements

To: State Securities Commission of Vietnam ("SSC")
Ho Chi Minh City Stock Exchange ("HOSE")
Hanoi Stock Exchange ("HNX")

Listing registration organization	:	NO VA LAND INVESTMENT GROUP CORPORATION
English name	:	No Va Land Investment Group Corporation
Abbreviated name	:	Novaland Group Corp
Head office address	:	313B - 315 Nam Ky Khoi Nghia, Xuan Hoa Ward, HCMC
Phone	:	(84) 906 35 38 38
Website	:	www.novaland.com.vn

Pursuant to Clause 4, Article 14, Chapter III of the Circular 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance, which was effective from January 1, 2021, guiding on the information disclosure for securities market, No Va Land Investment Group Corporation ("the Group" or "Novaland") would like to explain the case where the profit after corporate income tax in the separate financial statements of the second quarter of 2026 shows a variances of more than 10% compared with the corresponding period of the previous year, as follows:

Unit: VND

Item	Quarter 2 2026	Quarter 2 2025	Variance
Profit after tax	528,502,697,076	30,061,650,054	498,441,047,022

The profit after tax in the separate financial statements for the second quarter of 2026 shows a positive variance of VND 498 billion compared to the same period in 2025, primarily driven by improved profit from financial activities, mainly due to a gain on the disposal of a subsidiary and lower finance costs during the period.

M.S.D.N: 03014 CÔN CỔ P TẬP ĐOÀ ĐỊA NO THÀNH PHỐ

By this Official Letter, Novaland respectfully informs SSC, HOSE and HNX as above.

Recipients:
- As above;
- Archive.

NO VA LAND INVESTMENT GROUP CORPORATION
AUTHORIZED PERSON TO DISCLOSE INFORMATION

M.S.D.N: 0301444753-C.T.C.P
CÔNG TY
CỔ PHẦN
TẬP ĐOÀN ĐẦU TƯ
ĐỊA ỐC
NO VA
THÀNH PHỐ HỒ CHÍ MINH

VO QUOC DUC
CHIEF FINANCIAL OFFICER

CÔNG TY CỔ PHẦN TẬP ĐOÀN ĐẦU TƯ ĐỊA ỐC NO VA

Digitally signed by CÔNG TY CỔ PHẦN TẬP ĐOÀN ĐẦU TƯ ĐỊA ỐC NO VA
Date: 2026.07.31 17:53:08 +07'00'