NO VA LAND INVESTMENT GROUP CORPORATION

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No: 235.../2026-CV-NVLG

HCMC, 30 July 2026

Re: Explaining the variance of consolidated profit after tax and the transition from a loss in the same period last year to a profit in the current period

To: State Securities Committee ("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 No. 96/2020/TT-BTC dated 16 November 2020 of the Ministry of Finance which was effective from 1 January 2021 guiding on the information disclosure for securities market, No Va Land Investment Group Corporation ("Novaland Group") would like to explain the case consolidated profit after tax for of quarter 2 2026 changed from 10% and above compared to the same period last year and the transition from a loss in the same period to a profit in current period as follows:

Unit: VND

Item	Quarter 2 2026	Quarter 2 2025	Variance
Profit after tax	912,001,107,054	(189,868,378,915)	1,101,869,485,969

The Group's consolidated profit after tax of Quarter 2 2026 shows an increase of VND1,102 billion in comparison with the same period last year, primarily attributable to an increase in financial income, specifically from divestment of subsidiaries and recovery of equity acquisitions.

By this official letter, Novaland Group is pleased to inform SSC, HOSE and HNX the explanation regarding the variance of profit after tax in Consolidated financial statements of quarter 2 2026.

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

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 16:30:11 +07'00'

VO QUOC DUC
CHIEF FINANCIAL OFFICER