

No: 380.../2025-CV-NVLG

HCMC, 27 October 2025

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

**To: State Securities Committee ("SSC")**  
**Ho Chi Minh City Stock Exchange ("HOSE")**  
**Hanoi Stock Exchange ("HNX")**

1. Company name: NO VA LAND INVESTMENT GROUP CORPORATION
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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 3 2025 changed from 10% and above compared to the same period last year and the transition from a profit in the same period to a loss in current period as follows:

Currency: VND				
No.	Item	Quarter 3 2025	Quarter 3 2024	Variance
1	Profit after tax	(1,153,238,964,099)	2,950,317,165,077	(4,103,556,129,176)

The Group's consolidated profit after tax of quarter 3 2025 shows a decrease of VND4,104 billion in comparison with the same period last year, mainly due to:

- Profits from sales of goods and rendering of services increased by VND66 billion;
- Financial income decreased by VND3,442 billion and foreign exchange losses increased by VND712 billion compared to the same period last year.

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 3 2025.

NO VA LAND INVESTMENT GROUP CORPORATION  
CHIEF EXECUTIVE OFFICER

  
DUONG VAN BAC