NO VA LAND INVESTMENT GROUP CORPORATION

No: 347/2026-CV-NVLG

Re: Explanation of the variance in consolidated profit after tax for Quarter 3 2026 compared with the same period last year, and the transition from a loss in the same period last year to a profit in the current period

THE SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

HCMC, 30th Octorber 2026

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 November 16, 2020 and effective from January 1, 2021, issued by the Ministry of Finance providing guidelines on disclosure of information on securities market, No Va Land Investment Group Corporation ("Novaland Group") would like to provide the following explanation addressing the variance of 10% or more in consolidated profit after tax for Quarter 3 2026 compared to the same period last year, and the transition from a loss in the same period to a profit in the current period:

Unit: VND

Item	Quarter 3 2026	Quarter 3 2025	Variance
Profit after tax	1,102,272,275,783	(1,153,238,964,099)	2,255,511,239,882

The Group's consolidated profit after tax for Quarter 3 2026 increased by VND 2,256 billion compared to the same period last year mainly due to:

- The increase in profits from the transfer of land use rights and profits from the handover of property units to customers at projects including Victoria Village, Aqua City, Sunrise Riverside....
- The increase in profits from business cooperation activities and from foreign exchange rate movements.

By this official letter, Novaland Group is pleased to inform SSC, HOSE and HNX.

Recipients:

- As above;
- Archive.

NO VA LAND INVESTMENT GROUP CORPORATION
PERSON AUTHORIZED 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: 2026.10.30 18:07:52 +07'00'