NO VA LAND INVESTMENT GROUP CORPORATION

No: 348 .../2026-CV-NVLG

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

HCMC, 30 October 2026

Re: Explanation of the variance in separate 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

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 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 ("the Company" or "Novaland") would like to provide the following explanation addressing the variance of 10% or more in separate 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	594,668,881,009	(756,615,227,894)	1,351,284,108,903

The profit after tax in the separate financial statements for the third quarter of 2026 increased by VND 1,351 billion compared to the same period last year. This increase was primarily attributable to higher profit from the transfer of land use rights, discounts on loan payment obligations, and gains from favorable exchange rate movements.

By this official Letter, Novaland respectfully informs SSC, HOSE and HNX.

Recipients:

- As above;
- Archive.

NO VA LAND INVESTMENT GROUP CORPORATION

PERSON AUTHORIZED TO DISCLOSE INFORMATION

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

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 18:10:37 +07'00'