

**NO VA LAND INVESTMENT  
GROUP CORPORATION**

**THE SOCIALIST REPUBLIC OF VIETNAM**  
**Independence - Freedom - Happiness**

No: 4.1.../2026-CV-NVLG

HCMC, 30 January 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”)**

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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 4 2025 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:

Currency: VND

No.	Item	Quarter 4 2025	Quarter 4 2024	Variance
1	Profit after tax	3,638,208,883,701	(17,658,163,934)	3,655,867,047,635

The Group's consolidated profit after tax of quarter 4 2025 shows an increase of VND3,656 billion in comparison with the same period last year, mainly due to:

- Profits from sales of goods and rendering of services increased by VND641 billion;
- Financial income increased by VND1,106 billion and financial expenses decreased by VND693 billion compared to the same period last year;
- Profits from other activities increased by VND935 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 4 2025.

**NO VA LAND INVESTMENT GROUP CORPORATION**  
**AUTHORIZED PERSON TO DISCLOSE INFORMATION**



**VO QUOC DUC**  
**CHIEF FINANCIAL OFFICER**