

**NO VA LAND INVESTMENT
GROUP CORPORATION**

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

No: 313/2021-CV-NVLG

HCMC, 24 August, 2021

Re: Explaining the variance from 10%
and above of consolidated profit after tax
compared with the same period last year.

**To: State Securities Committee
Ho Chi Minh City Stock Exchange**

1. Company name: NO VA LAND INVESTMENT GROUP CORPORATION
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District 3, HCMC
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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 of the 6-month period ended 30.06.2021 changed from 10% and above compared to the same period last year as follows:

Currency: VND

No.	Item	For the 6-month period ended 30.06.2021	For the 6-month period ended 30.06.2020	Variance	% Increase/ (decrease)
1	Profit after tax	2,014,153,518,169	1,177,106,787,485	837,046,730,684	71.1%

The Group's consolidated profit after tax of the 6-month period ended 30.06.2021 increased by 71.1% in comparison with the same period last year mainly because of the increase in revenue from real estate transfer comparing with the same period last year and the gain from bargain purchase which is the excess of the Group's share of the fair value of identifiable net asset over the cost of the investment in new subsidiary in the 6-month period ended 30.06.2021.

By this official letter, Novaland Group is pleased to inform HOSE and SSC the explanation regarding the decrease of profit after tax in Consolidated financial statements of the 6-month period ended 30.06.2021.

**NO VA LAND INVESTMENT GROUP CORPORATION
GENERAL DIRECTOR**

