

NO VA LAND INVESTMENT GROUP CORPORATION
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SOCIALIST REPUBLIC OF VIET NAM
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No: 123/2021 - CV – NVLG

Ho Chi Minh City, 23 April 2021

REPORT ON CONVERSION OF CONVERTIBLE BONDS INTO ORDINARY SHARES

NO VA LAND INVESTMENT GROUP CORPORATION

To: State Securities Commission

Ho Chi Minh City Stock Exchange

Name of issuer: NO VA LAND INVESTMENT GROUP CORPORATION

Head office address: 313B - 315 Nam Ky Khoi Nghia, Ward Vo Thi Sau, District 3, Ho Chi Minh City, Vietnam

Phone: (028) 3 5210553

Fax:

Website: www.novaland.com.vn

I. GENERAL INFORMATION ABOUT THE ISSUED CONVERTIBLE BOND:

1. Type of bond: International convertible bond
2. Par value of bonds: 200,000 USD / bond, equivalent to 4,554,600,000 VND / Bond at the fixed exchange rate that expected to apply at the time of conversion is 22,773 VND / USD
3. Selling price: 200,000 USD / bond
4. Volume of issue: 1200 bonds
5. Form of issuance: The offer of international convertible bonds is through the distribution agent Credit Suisse in Singapore
6. Issuing Date: April 27, 2018 and December 14, 2018
7. Maturity date: April 27, 2023
8. Bond purchase payment period: April 27, 2018 and December 14, 2018
9. Bond issuance purpose: The proceeds from the international convertible bond offering is USD 240,000,000 USD and it will be used to: (i) Increase capital of No Va My Dinh Joint Stock Company; (ii) Increase capital in No Va Nippon Joint Stock Company; (iii) To increase working capital of Novaland Group.
10. Total volume of convertible bonds issued: 1200 bonds.

This document is a translation of report on conversion of convertible bonds into ordinary shares – No Va Land Investment Group Corporation in 18 November 2020. The translation is for informational purposes only, and is not a substitute for the official policy. If any questions arise related to the accuracy of the information contained in the translation, please refer to the Vietnamese version of the document. Any discrepancies or differences created in the translation are not binding and have no legal effect for compliance or enforcement purposes.

11. Total value of convertible bonds issued (in par value): 240,000,000 USD

12. Interest rate: 5.5% / year

13. Duration: 05 years

14. Principles of interest and principal payment:

-Interest payment period: Interest is paid per 6 months

-Principle payment period: Principle of the bonds are paid at maturity if the bondholder does not exercise the right to convert.

15. Principle of conversion into stocks:

- Conversion ratio: 75,910 shares / Bond. This rate has been adjusted for the Conversion Price

STT	Shareholder	Number of shares	ID number/Passport/Business registration certificate	Date issued	Địa chỉ	Proportion (%)
1	Bui Thanh Nhon	233,896,808			313B Nam Ky Khoi Nghia, Ward Vo Thi Sau, District 3, Ho Chi Minh City	21.764%
2	DIAMOND PROPERTIES JOINT STOCK COMPANY	114,272,434			Area I, Commercial Service Area-Office, Floor 2-Office Area, No. 2.01, Office Building – Commercial Service – The Prince Residence, No. 17-19-21 Nguyen Van Troi, Ward 12, Phu Nhuan District, Ho Chi Minh City, VN	10.633%

3	NOVAGROUP CORPORATIO N	213,773,703			315 Nam Ky Khoi Nghia, Ward 07. District 3, Ho Chi Minh	19.891%
4	Cao Thi Ngoc Suong	59,266,175			315 Nam Ky Khoi Nghia, Ward 07. District 3, Ho Chi Minh	5.515%
TOTAL		575,112,634				57.802%

II. CAPITAL STRUCTURE AFTER BOND CONVERSION:

No	Category	Value (thousand dong)	Proportion (%)
1	State Shareholders	0	0%
2	Major shareholder	6,212,091,200	57.802 %
3	Other shareholders	4,535,006,650	42.198 %
4	Treasury shares	0	0%
	Total	10,747,097,850	100%
	<i>In which - Domestic</i>	9,971,204,280	92.780%
	<i>- Foreign</i>	775,893,570	7.220%

III. COMMITMENTS OF LISTING ORGANIZATION:

We guarantee that the information and data presented in this report are complete, accurate and truthful. We commit to undertake strictly compliance with all obligations of a listing organization as well as the legislation laws on securities and securities markets and take all forms of handling if we violate the above commitments.

ATTACHMENT DOCUMENTS: attached

Recipients: -

As above

- For archive

LEGAL REPRESENTATIVE

GENERAL DIRECTOR

(Signed and sealed)

BUI XUAN HUY

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