

No: 16/2020-CV-NVLG

HCMC, 30 January 2020

Re: Explanation for retrospective
adjustments of the consolidated
financial statements for 2018

To: State Securities Committee
Ho Chi Minh City Stock Exchange

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No Va Land Investment Group Corporation ("Novaland Group") would like to explain the retrospective adjustment of the consolidated financial statements for 2018 presented in Note 47 in Notes to the consolidated financial statements for 2019 as follows:

As stated in the notes to the Group's consolidated financial statements in the previous periods, on 26 November 2018, Thanh Nhon Real Estate Joint Stock Company ("Thanh Nhon Real Estate") and Saigontourist Holding Company ("Saigon Tourist") signed the agreement to cancel the Capital transfer contract at Saigon Golf Company Limited ("Saigon Golf") which was signed on 3 March 2017 and completed the transfer in 2017. According to this Cancellation agreement, the parties agreed to return to each other all that had been received from the other, the parties will coordinate to carry out the procedures for amending the Company's Charter and Business registration certificate of Saigon Golf, and Saigon Tourist will appoint a representative of the capital contribution at Saigon Golf.

On 9 January 2019, Saigon Tourist has refunded to Thanh Nhon Real Estate the capital transfer with the amount of VND645,444,132,075. On 26 June 2019, Saigon Tourist has appointed a representative of the capital contribution at Saigon Golf according to the Cancellation agreement. Following procedures of this Cancellation agreement are continuing to be performed. Based on the content and progress of the Cancellation agreement, The Board of Management assessed and decided that the capital transfer transaction and the accounting treatment of Saigon Golf business combination carried out in 2017 were canceled. Accordingly, the Board of Management decided to retrospectively adjust the consolidated financial statements of 2017 and 2018 in order to not consolidate Saigon Golf because it was not a subsidiary, but was identified as an associate, therefore, was presented under the equity method on the Group's consolidated financial statements in 2017 and 2018.

By this official letter, Novaland Group is pleased to inform HOSE and SSC the explanation regarding the retrospective adjustment of the consolidated financial statements for 2018.

NO VA LAND INVESTMENT GROUP CORPORATION
DEPUTY GENERAL DIRECTOR



HOANG THU CHAU