

No: ~~424~~/2019-CV-NVLG

HCMC, 26 April 2019

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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Pursuant to clause 4, article 11, chapter III of the Circular No. 155/2015/TT-BTC dated 6 October 2015 of the Ministry of Finance which was effective from 1 January 2016 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 quarter 1 2019 changed from 10% and above compared to the same period last year as follows:

Currency: VND

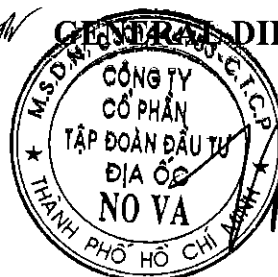
No.	Item	Quarter 1 2019	Quarter 1 2018	Variance	% Increase/ (decrease)
1	Profit after tax	281,703,722,316	128,403,384,507	153,300,337,809	119%

The Group's consolidated profit after tax of quarter 1 2019 increased by 119% in comparison with the same period last year mainly because the revenue from real estate transfer increased comparing with the same period last year.

By this official letter, Novaland Group is pleased to inform HOSE and SSC the explanation regarding the increase of profit after tax in Consolidated financial statements of quarter 1 2019.

NO VA LAND INVESTMENT GROUP CORPORATION

GENERAL DIRECTOR



BUI XUAN HUY