

No: 138/2021-CV-NVLG

HCMC, 29 April 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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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 quarter 1 2021 changed from 10% and above compared to the same period last year as follows:

Currency: VND

No.	Item	Quarter 1 2021	Quarter 1 2020	Variance	% Increase/ (decrease)
1	Profit after tax	701,224,970,739	302,556,730,086	398,668,240,653	131.8%

The Group's consolidated profit after tax of quarter 1 2021 increased by 131.8% 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 decrease of profit after tax in Consolidated financial statements of quarter 1 2021.

NO VA LAND INVESTMENT GROUP CORPORATION
DEPUTY GENERAL DIRECTOR



HOANG THU CHAU