

**Novaland Group announced its business performance for the fourth quarter of 2025
HCMC, January 30th, 2026 - No Va Land Investment Group Corporation (HoSE: NVL,
"Novaland" or the "Group" or the "Company") announced its business performance
for the fourth quarter of 2025.**

In the fourth quarter of 2025, Novaland recorded total consolidated revenue of VND 1,567 billion from sales of goods and rendering of services, while consolidated profit after tax reached VND 3,638 billion. Compared to the prior year, profit from sales of goods and rendering of services increased by VND 641 billion, financial revenue rose by VND 1,106 billion, financial expenses decreased by VND 693 billion, and profit from other activities also increased by VND 935 billion.

For the year ended December 31st, 2025, Novaland's total consolidated revenue amounted to VND 6,965 billion, including revenue from sales of goods and rendering of services. Of this total, net revenue from sales of real estates reached VND 6,365 billion, mainly recognized from the handover at projects including NovaWorld Phan Thiet, NovaWorld Ho Tram, Aqua City, Sunrise Riverside, Palm City, etc.; net revenue from rendering of services totaled VND 600 billion. Consolidated profit after tax for the twelve-month period amounted to VND 1,819 billion, representing a turnaround from a loss in the prior period to a profit in the current period.

Notably, in the fourth quarter of 2025, Novaland recorded the reversal and reassessment of provisions related to land lease payments and land use fees payable for Lakeview City project. Accordingly, the total recognized provision obligation in the consolidated financial statements for the fourth quarter of 2025 amounted to VND 1,014 billion. Lakeview City is among the first projects in Ho Chi Minh City to be resolved under a special mechanism pursuant to Resolution No. 170/2024/QH15, reflecting the Company's efforts as well as the decisive actions taken by the authority to unlock land resources, thereby contributing to the creation of strong momentum for economic growth.

As of December 31st, 2025, the Group's total assets reached VND 249,792 billion. Inventories amounted to VND 153,392 billion, of which, land bank and projects under development accounted for 94.2%, and the remaining comprised of finished properties and property merchandises, completed properties awaiting handover to customers.

Novaland's total outstanding loan balance till December 31st, 2025 was VND 67,191 billion, of which VND 31,518 billion is short-term borrowings. Compared to the corresponding period, short-

term borrowings decreased slightly, mainly due to the reduction in a portion of its outstanding bond debt; long-term borrowings increased as a result of additional disbursements from new loan facilities, providing important financial resources to accelerate project implementation. The Group continues to implement various flexible measures to restructure its borrowings, alleviate cash flow pressure, and make efforts to ensure the interests of relevant stakeholders.

During the last three months of 2025, Novaland focused its resources on accelerating construction activities at key projects. In central Ho Chi Minh City, The Park Avenue project is being accelerated following the resolution of legal bottlenecks, The Grand Manhattan project also successfully topped out its final tower, with construction progressing at an accelerated pace across all three towers. Notably, on January 29th, 2026, all 1,044 units of high-rise Victoria Village project were approved by the Ho Chi Minh City Department of Construction for the execution of sale and purchase agreements. The project is also accelerating completion works in preparation for handover.

At Aqua City, construction was at an accelerated pace with thousands of workers deployed in three shifts per day to complete infrastructure, landscaping, and residential units in the River Park 2, Ever Green 2, and Phoenix Island subdivisions. At the same time, several new amenities were put into operation, including the NovaDreams Magic House entertainment zone, various F&B brands at NovaMall shopping center, and a range of sports and recreational facilities at CitiGym Lifestyle Center, etc. At NovaWorld Phan Thiet, construction progress was accelerated at the Vip Ocean Villa and Wow Compound zones. In terms of new amenities, Casa Café was approximately 90% completed, while the NovaWorld International Tennis Complex with international standards was invested in and comprehensively upgraded. In late December 2025, Park Golf project was officially commenced, adding a new highlight to the overall township development. At NovaWorld Ho Tram, construction activities remained active at the Habana Island phase, alongside the completion of various amenities, including the Activities Zone park, Kid Zone, and Casa Café Habana.

In 2025, Novaland completed the actual handover of 952 products across many projects. Cumulatively as of the end of 2025, nearly 1,500 products had been handed over at NovaWorld Phan Thiet, of which 750 units were fully furnished and put into operation for leasing purposes. At Aqua City, more than 1,000 products had been handed over, and approximately 2,400 properties had met the conditions for the execution of sale and purchase agreements. NovaWorld Ho Tram recorded the handover of nearly 600 products.

During the year, thousands of products across Novaland’s projects were granted land use right and ownership certificates. For the 2025–2026 period, it is expected that more than 10,500 ownership certificates will be issued to residents at projects including The Sun Avenue, Kingston, Sunrise City North, Garden Gate, Lexington, Lucky Palace, Tropic Garden 1, Tresor, Rivergate, Orchard Garden, Golden Mansion, and Lakeview City, etc.

In parallel, amid the recent achievement of important milestones in inter-regional infrastructure development, a clear spillover effect has emerged across the urban landscape and the real estate market. Major infrastructure projects including Long Thanh International Airport, Long Hung Bridge, the Bien Hoa – Vung Tau Expressway, and Phan Thiet Airport, etc. are expected to act as key growth catalysts in the medium to long term for projects located along strategic connectivity corridors and directly benefiting from such infrastructure, including Novaland’s large-scale township projects.

Having largely completed Phase 1 of its restructuring journey, Novaland is gradually demonstrating a strong recovery trajectory, while remaining mindful of the challenges ahead. Entering 2026, renewed confidence and momentum across the Group have been clearly reflected through a series of project kick-offs, topping-out milestones, intensified construction activities involving thousands of workers, as well as the continuous handover of homes and ownership certificates to our valued customers.

Novaland Group - Company Profile

Novaland is the leading property developer in the real estate investment and development industry in Vietnam. At present, Novaland has focused on developing three key product lines, including: Residential Real Estate, Hospitality Real Estate, and Industrial Real Estate.

Through the 34-year journey of establishment and development, Novaland currently owns a portfolio of more than 50 real estate projects, especially with trend-leading projects, bringing a positive impact on the process of urbanization and tourism development in southern and southern central provinces as well as greatly contributing to the increase of economic value and social security in the localities.

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