

**NO VA LAND INVESTMENT
GROUP CORPORATION**

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No: ~~266~~/2018-CV-NVLG

HCMC, 30 July 2018

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
2. Ticker: NVL
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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 2 2018 changed from 10% and above compared to the same period last year as follows:

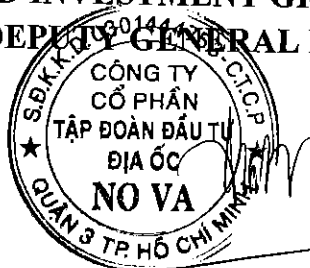
Currency: VND

No.	Item	Quarter 2 2018	Quarter 2 2017	Variance	% Increase/ (decrease)
1	Profit after tax	616,913,860,247	432,668,060,970	184,245,799,277	42.6%

The Group's consolidated profit after tax of quarter 2 2018 increased by 42.6% in comparison with the same period last year mainly because: the number of handover of real estate products from completed projects in quarter 2 2018 is higher than the same previous 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 statement of quarter 2 2018.

NO VA LAND INVESTMENT GROUP CORPORATION
DEPUTY GENERAL DIRECTOR



HOANG THU CHAU