

**OFFICIAL ANNOUNCEMENT**  
**NO VA LAND INVESTMENT GROUP CORPORATION**  
**(Ticker symbol: NVL)**  
**(Convertible bonds ISIN: XS2364281175)**

This announcement is made by No Va Land Investment Group Corporation (the “Company” or “Novaland”, together with its subsidiaries, the “Group”) on a voluntary basis. The Company notes that there have been certain unconfirmed media reports and market rumors in relation to the Company’s current financial status, and other matters in connection with, the Group’s indebtedness. On behalf of the Company, the Chairman of the Board of Directors wishes to clarify that the contents of such media reports and market rumors do not accurately reflect the status of the Group’s indebtedness or payment in connection therewith. This announcement therefore serves as an update to all financial partners and other stakeholders of the Company.

**UPDATE ON BOND ISSUANCE ACTIVITIES OF THE GROUP**

All fundraising activities conducted by the Group have been implemented substantially in compliance with relevant regulations and rules in Vietnam. None of the bonds is requested to be revoked by the State Bank of Vietnam or any other competent authority.

**ENSURING DELIVERIES AND NORMAL OPERATIONS**

The Group has worked and will continue to work relentlessly to ensure delivery of completed properties pursuant to contractual arrangements entered into by the Group and the continuation of construction progress in all of the megaprojects, including Aqua City, NovaWorld Phan Thiet, NovaWorld Ho Tram, and residential projects in the central area of Ho Chi Minh City. At the same time, the Company has also completed certain project’s phases ahead of schedule as committed to our customers.

In the meantime, the Group is implementing stringent cost saving measures, including reducing non-core operations and expenses.

**ENGAGEMENT WITH FINANCIAL PARTNERS**

In order to ensure financial health and to be fully prepared for the upcoming period, the Company has actively worked with financial partners, including both domestic and international financial institutions, and generally has their strong commitments of support and companionship.

**GENERAL**

The Company will continue to implement best efforts to enhance its financial health and deliver all property units as committed with homebuyers. The Company will make further announcements and disclose information fully as and when appropriate in accordance with the requirements of Circular 96/2020/TT-BTC of the Ministry of Finance of Vietnam providing guidelines on disclosure of information on securities market, Decree No. 163/2018/ND-CP of the Government of Vietnam governing the

regulations on corporate bond issuance, Decree No. 153/2020/ND-CP (revised by Decree No. 65/2022/ND-CP) of the Government of Vietnam on prescribing private placement and trading of privately placed corporate bonds in domestic market and offering of corporate bonds in international market, and the Rulebooks governing the listing, clearing, trading and depository services of The Singapore Exchange Limited, and/or other applicable laws and regulations.

Holders of the Company's securities and other investors of the Company are advised to not rely on unconfirmed media reports or market rumors in relation to the Group. When considering the relevant risks, any assessment of information concerning the Group should only be based on official announcements made or information provided by the Company.

Best regards,

**Bui Xuan Huy**  
**Chairman of the Board of Directors of Novaland**