

No: 43 /CV-NDN

Da Nang, July 30 2025

“Re: Explanation of Consolidated Financial Statements
for the 2nd Quarter of 2025”

To: - The State Securities Committee
- Hanoi Stock Exchange

1. Company name: Da Nang Housing Investment Development Joint Stock Company
2. Stock symbol: NDN
3. Head office address: 38 Nguyen Chi Thanh, Hai Chau Ward, Danang City
4. Phone: 0236.3561577 Fax: 0236.3561577
5. Information disclosure person: Mrs. Hoang Yen Ninh Position: Secretary
6. Information disclosure content:

6.1. Consolidated Financial Statements for the 2nd quarter of 2025 prepared on July 29th ,2025 including:

- Consolidated Balance sheet
- Consolidated Income statement
- Consolidated Cash flow statement
- Consolidated Financial statement footnotes

6.2. Explanation content: difference >10% of net profit after tax compared to last year's period.

NDN's production and business situation in the 2nd quarter of 2025 has fluctuations in revenue and profit compared to the 2nd quarter of 2024 as follows:

| No | Target | Q2/2025 | Q2/2024 | Difference (increase/ decrease %) |
|----|-------------------|---------|---------|--------------------------------------|
| 1 | Total Revenue | 27.387 | 52.966 | - 48,3 % |
| 2 | Total Expenses | -1.881 | 45.257 | - 104,2 % |
| 3 | Profit Before Tax | 29.269 | 7.708 | 279,7 % |
| 4 | Profit After Tax | 29.254 | 7.244 | 303,8 % |

Explanation:

The increase in profit in the 2nd quarter of 2025 compared to the 2nd quarter of 2024 is due to: The stock market has positive developments; therefore, profits from financial activities increase.

7. Website address posting the entire financial report: www.ndn.com.vn

We commit that the information published above is true and we are fully responsible before the law for the content of the published information.

Recipients:

- As above;
- Save VT, TK.



Information disclosure person

Hoang Yen Ninh