

No: 60 /CV-NDN

Da Nang, October 20<sup>th</sup>, 2025

“Re: Explanation of Consolidated Financial Statements  
for the 3<sup>rd</sup> 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 3<sup>rd</sup> quarter of 2025 prepared on October 20<sup>th</sup>, 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 3<sup>rd</sup> quarter of 2025 has fluctuations in revenue and profit compared to the 3<sup>rd</sup> quarter of 2024 as follows:

No	Target	Q3/2025	Q3/2024	Difference (increase/ decrease %)
1	Total Revenue	105,741	49,529	113.5 %
2	Total Expenses	20,582	45,810	- 55 %
3	Profit Before Tax	85,147	3,719	2,189 %
4	Profit After Tax	70,841	2,045	3,364 %

Explanation:

The increase in profit in the 3<sup>rd</sup> quarter of 2025 compared to the 3<sup>rd</sup> 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](http://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**