

No: 58/CV-NDN

Da Nang, October 20th, 2025

“Re: Explanation of Financial Statements
for the 3rd 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. Financial report for the 3rd quarter of 2025 prepared on October 20th, 2025 including:

- Balance sheet
- Income statement
- Cash flow statement
- 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 3rd quarter of 2025 has fluctuations in revenue and profit compared to the 3rd quarter of 2024 as follows:

No	Target	Q3/2025	Q3/2024	Difference (increase/ decrease %)
1	Total Revenue	105.633	49.529	113,3 %
2	Total Expenses	20.482	45.810	- 55,3 %
3	Profit Before Tax	85.151	3.719	2190 %
4	Profit After Tax	70.986	2.045	3367 %

Explanation:

The increase in profit in the 3rd quarter of 2025 compared to the 3rd 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.

Information disclosure person

Recipients:

- As above;
- Save VT, TK.



Hoang Yen Ninh