

**DA NANG HOUSING INVESTMENT
DEVELOPMENT JOINT STOCK COMPANY**

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

No: 08 /CV-NDN

Da Nang, January 21st, 2025

“Re: Explanation of Consolidated Financial Statements
for the 4th 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 4th Quarter of 2025 prepared on January 21st, 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 4th Quarter of 2025 has fluctuations in revenue and profit compared to the 4th Quarter of 2024 as follows:

No	Target	Q4/2024	Q4/2025	Difference (increase/ decrease %)
1	Total Revenue	22.841	54.831	140,06%
2	Total Expenses	25.789	28.829	11,79%
3	Profit Before Tax	-2.948	27.631	1037,2%
4	Profit After Tax	-5.569	23.529	522,5%

Explanation:

The increase in profit in the 4th quarter of 2025 compared to the 4th 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