

No: 01/2026/BB.ĐHĐCĐ-NDX

Da Nang, April 18th, 2026

MINUTES
ANNUAL GENERAL MEETING OF SHAREHOLDERS 2026
DA NANG HOUSING DEVELOPMENT CONSTRUCTION JSC

Time and Venue of the Meeting:

- Time: 08:30 AM, April 18th, 2026
- Venue: 3rd Floor Hall – Haian Riverfront Hotel, 182 Bach Dang Street, Hai Chau Ward, Da Nang City.

I. Participants and Legality, Validity of the Meeting:

1. Participants:

- Members of the Board of Directors (BOD), the Board of Supervisors (BOS), and Executive Board of the Company;
- Shareholders of the Company.

2. Legality and Validity of the Meeting:

Pursuant to the Verification Minutes of Shareholder Eligibility to attend the Annual General Meeting of Shareholders 2026, Mrs. Phan Thi Vi - Head of the Shareholder Eligibility Verification Committee announced as follows:

No.	Shareholder	Number of Shareholders	Number of Voting Shares	Percentage (%)
1	Total number of shareholders eligible to attend the Meeting according to the shareholder list as of 20/03/2026	415	9.587.557	100%
2	Number of shareholders and authorized representatives present at the Meeting	27	6.254.404	65,23%

The Annual General Meeting of Shareholders 2026 of Da Nang Housing Development Construction Joint Stock Company on 18/04/2026 represents 6.254.404 shares / 9.587.557 shares, accounting for 65,23% of the total voting shares of the Company (>51%), which is legal and valid.

II. Meeting Agenda:

1. The Organizing Committee presented the following:

- a. Report on the Meeting Agenda and the Meeting Regulations.

Voting results:

Agree: 100 %

- Disagree: 0 %

- No opinion: 0 %

- b. Introduce the members of the Presidium, Secretariat, and Counting Committee:

*** Presidium:**

1. Mr: Nguyen Van Hieu

Chairman of the BOD, Chairman of the Meeting

2. Mr: Luong Thanh Vien

Member of the BOD, Member

3. Mr: Nguyen Quang Minh Khoa Member of the BOD, Member

*** Secretariat**

1. Ms: Le Thi Anh Truc Head
2. Ms: Ho Thi Tra Huong Member

*** Counting Committee:**

1. Ms: Phan Thị Vi Head
2. Ms: Pham Nguyen Thu Hien Member
3. Ms: Ngo Thi Thuy Lai Member

Voting results:

Agree: 100 % - Disagree: 0 % - No opinion: 0 %

2. Mr. Luong Thanh Vien – Deputy General Director of the Company presented the 2025 Business Performance Report (attached report)

Unit: VND

No	Indicator	2025 Plan	2025 Actual	Achievement Rate (%)
1	Total Revenue	178.000.000.000	81.960.955.432	46.05 %
2	Total Expenses	169.100.000.000	75.027.593.189	44.37 %
3	Pre-tax Profit	8.900.000.000	6.933.362.243	77.9 %
4	After-tax Profit	7.120.000.000	5.366.370.617	75.37%

Voting results:

Agree: 100 % - Disagree: 0,03 % - No opinion: 0 %

3. Ms. Duong Thi Thanh Hai – Head of the Supervisory Board reported on the Supervisory Board's activities in 2025 (attached report).

Unit: VND

TARGET	Closing Balance	Opening Balance
A. Current Assets	152.119.496.413	139.950.467.041
B. Non-Current Assets	51.890.168.824	73.596.560.401
Total Assets	204.009.665.237	213.547.027.442
C. Liabilities	78.910.202.345	93.662.956.032
D. Owner's Equity	125.099.462.892	119.884.071.410
Total Capital Sources	204.009.665.237	213.547.027.442

Voting results:

Agree: 100 % - Disagree: 0 % - No opinion: 0 %

4. Mr. Nguyen Van Hieu – Chairman of the BOD reported on the Board of Directors' activities in 2025 and production orientation in 2026 (attached report).

BUSINESS PRODUCTION PLAN 2025

Unit: VND

No	Indicator	2026 Plan
1	Charter capital	99.875.570.000
2	Total Revenue	176.800.000.000
3	Total Expenses	167.960.000.000
4	Pre-tax Profit	8.840.000.000
5	After-tax Profit	7.072.000.000
6	Dividend payout ratio	7%

REMUNERATION PLAN FOR BOD AND SUPERVISORY BOARD IN 2026

No.	Content	Remuneration Plan for 2026
1	Chairman of the BOD	5.000.000 VND/ month
2	Vice Chairman of the BOD	4.000.000 VND/ month
3	Members of the BOD (3 members)	3.000.000 VND/person/month
4	Head of the BOS	3.000.000 VND/ month
5	Members of the BOS (2 members)	2.000.000 VND/person/month
6	Secretary cum Corporate Governance Officer	2.500.000 VND/ month

Voting results:

Agree: 100 %

- Disagree: 0 %

- No opinion: 0 %

5. Mr. Nguyen Quang Minh Khoa - Member of the BOD read the Report on Audited Financial Statements 2025 and Profit Distribution 2025

Unit: VND

TT	Target	2025 Actual
1	Charter capital minus treasury shares	95.875.570.000
2	Net profit after tax in 2025	5.366.370.617
3	Allocation from the Reward and Welfare Fund	268.318.531
	Profit Distribution	5.098.052.086
4	Cash dividend payout ratio	5%

Voting results:

Agree: 100 %

- Disagree: 0 %

- No opinion: 0 %

6. Mr. Pham Truong Chau – Deputy General Director read the Proposal for selecting an audit unit for the 2026 financial statements.

The General Meeting of Shareholders authorizes the Board of Directors to select an Audit Firm with the following criteria: an Audit company with extensive experience in construction and real

estate activities and approved by the State Securities Commission to audit the financial statements in 2026.

Voting results:

Agree: 100 %

- Disagree: 0 %

- No opinion: 0 %

The General Meeting discussed.

Shareholders' opinions and responses from the Presidium.

7. Ms. Le Thi Anh Truc – Head of the Secretariat read the Minutes and Resolution of the Congress:

Voting results:

Agree: 100 %

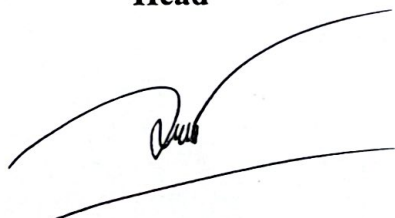
- Disagree: 0 %

- No opinion: 0 %

The 2026 Annual General Meeting of Shareholders ended at 11:30 AM on the same day. The Minutes of the meeting were prepared in 01 copy and duly approved at the General Meeting.

THE SECRETARIAT

Head



Le Thi Anh Truc

**OBO THE GENERAL MEETING OF
SHAREHOLDERS**

Chairman



Nguyen Van Hieu



DA NANG HOUSING DEVELOPMENT CONSTRUCTION JSC - NDX

Address: 31 Nui Thanh, Hoa Cuong Ward, Da Nang City

Phone: 0236.3631 157

Email: congtyndx@gmail.com Website: www.ndx.com.vn

No: 01/NQ-DHĐCĐ-NDX

Da Nang, April 18th, 2026

RESOLUTION ANNUAL GENERAL MEETING OF SHAREHOLDERS 2026

- Pursuant to the Charter of Da Nang Housing Development Construction JSC;
- Pursuant to the Minutes and voting results of the 2026 Annual General Meeting of Shareholders of Da Nang Housing Development Construction Joint Stock Company held on April 18th, 2026, with 27 attending shareholders (and authorized representatives), representing 6.254.404 voting shares and accounting for 65,23% of the total 9.587.557 voting shares.

GENERAL MEETING OF SHAREHOLDERS DA NANG HOUSING DEVELOPMENT CONSTRUCTION JSC RESOLVES:

Article 1. Approve the Reports of the Executive Board, the Board of Supervisors, and Board of Directors on the 2025 results, the 2026 business plan, and the 2026 remuneration plan for the BOD and Supervisory Board with the following details:

1. Business Performance Report 2025

Unit: VND

No	Indicator	2025 Plan	2025 Actual	Achievement Rate (%)
1	Total Revenue	178.000.000.000	81.960.955.432	46.05 %
2	Total Expenses	169.100.000.000	75.027.593.189	44.37 %
3	Pre-tax Profit	8.900.000.000	6.933.362.243	77.9 %
4	After-tax Profit	7.120.000.000	5.366.370.617	75.37%



2. Business Plan Targets for 2026

Unit: VND

No	Indicator	2026 Plan
1	Charter capital	99.875.570.000
2	Total Revenue	176.800.000.000
3	Total Expenses	167.960.000.000
4	Pre-tax Profit	8.840.000.000
5	After-tax Profit	7.072.000.000
6	Dividend payout ratio	7%

Resolution of the AGM of Shareholders of NDX dated April 18, 2026

Trang 1/2

3. Remuneration Plan for the BOD and Supervisory Board in 2026:

No.	Content	Remuneration Plan for 2026
1	Chairman of the BOD	5.000.000 VND/ month
2	Vice Chairman of the BOD	4.000.000 VND/ month
3	Members of the BOD (3 members)	3.000.000 VND/person/month
4	Head of the BOS	3.000.000 VND/ month
5	Members of the BOS (2 members)	2.000.000 VND/person/month
6	Secretary cum Corporate Governance Officer	2.500.000 VND/ month

Article 2. Through the 2025 financial report and profit distribution for 2025:

Unit: VND		
TT	Target	2025 Actual
1	Charter capital minus treasury shares	95.875.570.000
2	Net profit after tax in 2025	5.366.370.617
3	Allocation from the Reward and Welfare Fund	268.318.531
	Profit Distribution	5.098.052.086
4	Cash dividend payout ratio	5%

Article 3. Through authorizing the board of directors to select an auditing firm based on the following criteria: The auditing firm must have extensive experience in construction and real estate activities and be approved by the State Securities Commission to audit listed companies to perform the audit of the 2026 financial statements.

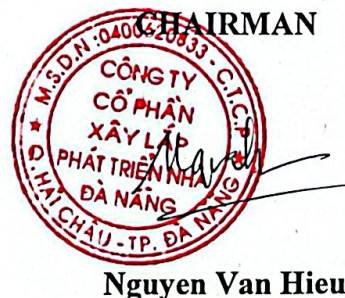
Article 4. Implementation provisions:

The Resolution of the 2026 Annual General Meeting of Shareholders of Danang Housing Development Construction Joint Stock Company was unanimously approved in full by the General Meeting at the meeting and took effect from April 18, 2026.

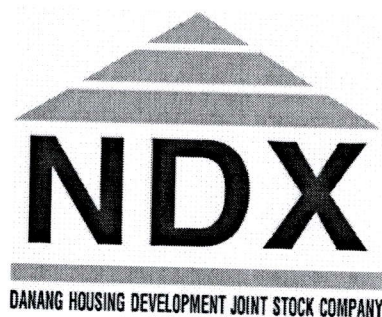
All shareholders, members of the Board of Directors, Board of Supervisors, and Executive Board of Danang Housing Development and Construction Joint Stock Company are responsible for implementing this Resolution./.

Recipients:

- As stated in Article 5;
- Filed at Office Archives,
- Secretary - NDX.

CHAIRMAN

Nguyen Van Hieu

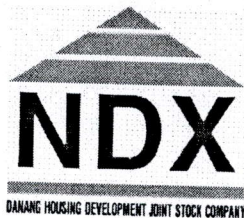
DANANG HOUSING DEVELOPMENT JOINT STOCK COMPANY
31 Nui Thanh, Hoa Cuong Ward, Da Nang City
ĐT: 0236.3631157
www.ndx.com.vn



Document
**ANNUAL GENERAL MEETING OF
SHAREHOLDERS 2026**



Da Nang, April 2026



**DANANG HOUSING DEVELOPMENT JOINT STOCK
COMPANY - NDX**

Address: 31 Nui Thanh , Hoa Cuong Ward, Da Nang City
Email: congtyndx@gmail.com Website: www.ndx.com.vn

ANNUAL GENERAL MEETING OF SHAREHOLDERS 2026

Meeting Time: 8:00 AM, Saturday, April 18, 2026

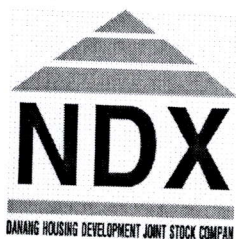
Venue: Haian Riverfront Danang Hotel, 182 Bach Dang, Hai Chau Ward, Da Nang City

TIME	CONTENT
08h00-08h45	Reception, Registration Procedures, and Verification of Shareholder Eligibility: Shareholders or their authorized representatives will check in with the "Shareholder Verification Committee" by presenting the Invitation Letter, ID card, and Power of Attorney (if any) to receive meeting materials.
	MEETING AGENDA
8h45 –9h15	<ol style="list-style-type: none">1. Welcome speech – Introduction of delegates2. Announcement of the quorum and eligibility of the meeting3. Approval of the meeting agenda4. Approval of the Presidium, Secretariat, and Voting Committee
9h15 – 10h15	Presentation and Approval of Reports / Proposals <ol style="list-style-type: none">1. Executive Board's report on business performance in 20252. Supervisory Board's report for 20253. Board of Directors' report for 2025 and business plan for 20264. Proposal on profit distribution for 20255. Proposal on the selection of an independent auditor for 20266. Other matters
10h15 - 10h30	Break
10h30 - 11h00	Discussion and Q&A session
11h00 - 11h15	Approval of the Meeting Minutes and Resolutions.
11h30	Closing of the Meeting

**ORGANIZING COMMITTEE OF THE MEETING
GENERAL DIRECTOR**



LUONG THANH VIEN



DANANG HOUSING DEVELOPMENT JOINT STOCK COMPANY - NDX

Address: 31 Nui Thanh , Hoa Cuong Ward, Da Nang City
Email: congtyndx@gmail.com Website: www.ndx.com.vn

Da Nang, April 18, 2025

DRAFT WORKING REGULATIONS OF THE 2025 ANNUAL GENERAL MEETING OF SHAREHOLDERS DANANG HOUSING DEVELOPMENT JOINT STOCK COMPANY

Pursuant to the operational charter of Danang Housing Development Joint Stock Company
The Organizing Committee respectfully submits to the General Meeting the content of the
Working Regulations for the 2025 Annual General Meeting of Shareholders as follows:

CHAPTER I GENERAL PROVISIONS

Article 1. Scope and Subjects of Application

1. These regulations apply to the organization of the 2025 Annual General Meeting of Shareholders (hereinafter referred to as "the General Meeting") of Danang Housing Development Joint Stock Company.
2. This Charter specifically stipulates the rights and obligations of shareholders and parties participating in the General Meeting, conditions and procedures for conducting the General Meeting.
3. Shareholders and participants are responsible for complying with the provisions of this Charter.

Article 2. Conditions for Attending the General Meeting

Shareholders whose names are on the shareholder list at the record date have the right to attend the General Meeting in person or authorize another person to attend on their behalf.

CHAPTER II RIGHTS AND OBLIGATIONS OF SHAREHOLDERS AND PARTICIPANTS OF THE GENERAL MEETING

Article 3. Rights and Obligations of Shareholders or Authorized Representatives

1. Shareholders or their authorized representatives have the right to attend the General Meeting and vote on matters at the meeting as prescribed by the Law on Enterprises and relevant legal documents.
2. At the General Meeting, each shareholder or authorized representative attending the General Meeting must bring their Identity Card (or other identification document capable of proving), Invitation Letter, Power of Attorney (if any), submit to the Shareholder Qualification Examination Board and receive a Voting Ballot.
3. The voting ratio is calculated based on the number of shares owned or represented by each shareholder in accordance with the total number of shares with voting rights at the General Meeting.

4. Shareholders and authorized representatives who arrive late to the General Meeting have the right to register immediately, then have the right to participate and vote immediately at the General Meeting, but the Chairman is not responsible for stopping the General Meeting and the validity of the votes that have been conducted will not be affected.

5. Shareholders must comply with the chairperson's control to ensure the effectiveness of the General Meeting.

Article 4. Rights and Responsibilities of the Shareholder Eligibility Verification Committee

The shareholder qualification examination committee consists of 01 Head and 1 member proposed by the Organizing Committee, with the function of examining the qualifications of shareholders or authorized representatives attending the meeting: Checking the ID card (or other identification documents capable of proving), Invitation letter, Authorization letter (if any), having the obligation to issue voting ballots to shareholders or authorized representatives of shareholders and reporting to the General Meeting on the results of examining the qualifications of shareholders attending the General Meeting.

Article 5. Rights and Responsibilities of the Ballot Counting Committee

1. The Ballot Counting Committee consists of one Head and two members appointed by the Organizing Committee and announced at the General Meeting.

2. The Ballot Counting Committee reports the voting results to the General Meeting.

Article 6. Rights and Responsibilities of the Presidium and the Secretary Team

1. The Presidium consists of one Chairperson and two members elected by the General Meeting to lead and organize the meeting.

2. The Chairperson decides on issues related to the agenda, order of proceedings, or additional speeches outside the meeting program to ensure optimal resolutions.

3. The Chairperson has the right to take necessary measures to maintain order and ensure that the meeting is conducted in accordance with the law. If necessary, the Chairperson may request the removal of individuals who intentionally disrupt the meeting.

4. Without consulting the General Meeting, the Presidium may at any time postpone the General Meeting to another time (in accordance with the provisions of the Enterprise Law and the Charter, when approved) and at another place decided by the Presidium if it finds that:

a. The conduct of those present is obstructing or is likely to obstruct the orderly progress of the meeting.

b. The postponement is necessary for the work of the General Meeting to be conducted properly.

5. The Secretariat consists of 2 people, whose function is to prepare the Minutes and Resolutions of the General Meeting of Shareholders, approved by the General Meeting.

CHAPTER III PROCEEDINGS OF THE GENERAL MEETING

Article 7. Conditions for Conducting the General Meeting

The General Meeting can be conducted if shareholders representing at least 51% of the total voting shares are present. The list of eligible shareholders must be prepared before the meeting.

Article 8. Conducting the General Meeting

1. The meeting is expected to last no more than half a day.

2. The meeting proceeds in a sequential manner, discussing and approving the agenda items.

Article 9. Announcing and Passing Resolutions of the General Meeting

1. Resolutions must be approved by shareholders representing at least 51% of the total voting shares either in person or by proxy, unless otherwise stated by the General Meeting.

2. Voting on the election of the Board of Directors and the Supervisory Board follows cumulative voting, based on the number of voting shares each shareholder holds.

Article 10. Minutes of the General Meeting of Shareholders

All contents of the General Meeting must be recorded by the Secretary in the minutes book. The minutes must be read and approved before the closing of the meeting and stored according to regulations.

CHAPTER IV OTHER PROVISIONS

Article 11. Cases Where the General Meeting of Shareholders Is Not Successfully Held

1. If the first meeting of the General Meeting of Shareholders does not meet the conditions for proceeding as stipulated in Article 7 of this regulation, a second meeting must be convened within 07 days from the date of the scheduled first meeting. The first meeting can only be conducted when the number of attending shareholders and authorized representatives represents at least 33% of the total voting shares.

2. If the second convened meeting still does not meet the required conditions, a third meeting must be convened within 20 days from the scheduled date of the second meeting. In this case, the third meeting can be conducted without being subject to the attendance quorum requirements and the decisions made at the meeting will be valid regardless of the number of attending shareholders.

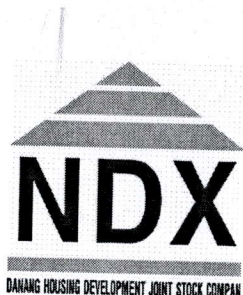
CHAPTER V IMPLEMENTATION PROVISIONS

Article 12: This regulation consists of 5 chapters and 12 articles and takes effect from April 18, 2026, unless otherwise decided.

On behalf of the General Meeting Organizing Committee
Chairman of the Board of Directors



Nguyen Van Hieu



DANANG HOUSING DEVELOPMENT JOINT STOCK COMPANY - NDX

Address: 31 Nui Thanh , Hai Chau District, Da Nang City
Email: congtyndx@gmail.com Website: www.ndx.com.vn

Da Nang, April 18, 2026

EXECUTIVE BOARD REPORT SUMMARY OF BUSINESS OPERATIONS IN 2025

Dear Shareholders' General Meeting,

Based on the targets and tasks assigned by the General Meeting of Shareholders, on behalf of the Executive Board, I would like to report on the performance of the company's business operations in 2025 as follows:

BUSINESS PERFORMANCE IN 2025

I. GENERAL ECONOMIC SITUATION IN 2025

In 2025, the global economic landscape continues to be fraught with uncertainty due to inflationary pressures, tight monetary policies in some major economies, and geopolitical shifts. Raw material prices and transportation costs remain relatively high, putting considerable pressure on business operations.

Domestically, the Vietnamese economy continues to maintain positive growth momentum. However, the construction and real estate sectors still face some difficulties such as market liquidity not yet significantly improved, limited investment capital, and slow progress in completing project legal procedures..

Against this backdrop, the construction industry continues to face intense competition, with profit margins tending to narrow. However, under the close guidance of the Board of Directors and with proactive and flexible management, the Company has promptly implemented appropriate solutions, focusing on cost control, improving operational efficiency, and actively seeking and expanding markets.

As a result, the company's production and business activities in 2025 were maintained stably and showed positive improvement compared to the previous year; the company recorded profits and ensured the fulfillment of dividend payment obligations to shareholders, contributing to strengthening investor confidence and creating a foundation for sustainable development in the future

II. RESULTS OF BUSINESS PLAN IMPLEMENTATION IN 2025

1. Summary of Business Results in 2025:

Unit: VND

No	Indicator	2025 Plan	2025 Actual	Achievement Rate (%)
1	Total Revenue	178.000.000.000	81.960.955.432	46.05 %
2	Total Expenses	169.100.000.000	75.027.593.189	44.37 %
3	Pre-tax Profit	8.900.000.000	6.933.362.243	77.9 %
4	After-tax Profit	7.120.000.000	5.366.370.617	75.37%

2. Valuation of Business Plan Implementation in 2025

a. Assessment of Business and Production Activities

Total revenue and other income of the company in 2025 reached 81.960.955.432 VND. Construction revenue: 21.313.487.211 VND. Trading of construction materials and other services: 60.647.468.221 VND.

The company is in a restructuring phase and facing difficulties in governance and operations. Additionally, market fluctuations, changes in policies, and a shortage of skilled human resources have affected business activities, leading to slow recovery from previous setbacks. ...

b. Financial Status as of December 31, 2025

- Assets

- Total Assets:	<u>204.009.665.237 VND</u>
Short-term assets:	152.119.496.413 VND
Long-term assets:	51.890.168.824 VND

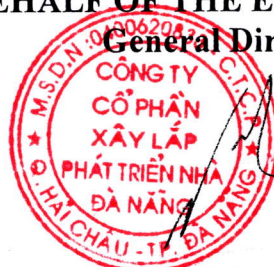
- Capital Sources:

- Total Capital:	<u>204.009.665.237 VND</u>
Liabilities:	78.910.202.345 VND
Owner's Equity:	125.099.462.892 VND

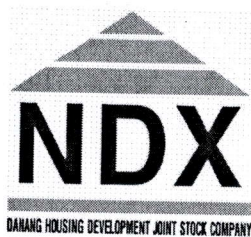
Sincerely,!

ON BEHALF OF THE EXECUTIVE BOARD

General Director



Luong Thanh Vien



**DANANG HOUSING DEVELOPMENT JOINT STOCK
COMPANY - NDX**

Address: 31 Nui Thanh , Hoa Cuong Ward, Da Nang City
Email: congtyndx@gmail.com Website: www.ndx.com.vn

Da Nang, April 18th, 2026

**REPORT OF THE BOARD OF SUPERVISORS
AT THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS**

Dear Shareholders,

The Board of Supervisors would like to report to the 2026 Annual General Meeting of Shareholders on the results of our supervisory activities at Da Nang Housing Investment Development Joint Stock Company (the Company) as follows:

I. RESULTS OF THE BOARD OF SUPERVISORS' ACTIVITIES:

1. Board of Supervisors' Activities:

Thực In accordance with the Company's Charter and the Board of Supervisors' (BOS) Regulations, the BOS has conducted its supervision, inspection, and control activities following its functions and duties. The BOS participated in meetings of the Board of Directors (BOD) and the Executive Board to stabilize personnel organization, set business plans, and orient the Company's strategic direction. Activities of the BOS include:

- Monitoring the compliance of the Company's Charter, the implementation of the General Meeting of Shareholders' Resolutions, and BOD Resolutions.

- Attending BOD meetings.

- Reviewing the 2025 Financial Statements; assessing the governance of the BOD, business operations, and financial-accounting management by the Executive Board, along with other relevant matters.

- In addition to meetings and working sessions, the BOS maintained regular communication, information exchange, and documentation sharing with the Company. The BOS also proposed specific and urgent solutions to enhance risk management.

Throughout the process, the BOS always received timely support and cooperation from the Executive Board.

In the past year, the BOS has not received any complaints from shareholders.

2. Supervision of the Board of Directors (BOD) and Executive Board

- In 2025, the BOD held several meetings to unify key matters, including implementing the 2025 business plan, stabilizing personnel, organizing departments

and divisions to align with business operations, and preparing for the Annual General Meeting of Shareholders (AGM). During the year, the BOD issued five resolutions to guide and fulfill its management role..

- The Executive Board has implemented all directives from the AGM, the BOD's resolutions, and the Company's Charter.

- The Supervisory Board closely monitored the BOD's activities and strictly oversaw the Executive Board's execution of the 2025 business plan and the development of the 2026 plan. The Executive Board has actively performed its functions in accordance with the Company's internal governance regulations.

- In 2025, the BOS found no irregularities in the activities of the BOD and Executive Board.

3. Financial accounting and preparation for the 2025 Financial Statements:

After review, the Supervisory Board acknowledges that the financial accounting work has been conducted according to the following regulations:

- The accounting system ensures compliance with accounting principles and is maintained accurately and consistently.

- The 2025 financial statements ("FS") include all required reports and appendices in accordance with legal accounting regulations. These include the balance sheet, income statement, cash flow statement, and explanatory notes. The 2024 financial statements accurately reflect the Company's financial position and have been audited and accepted by the Da Nang branch of Moore AISC Auditing and IT Consulting Co., Ltd..

Below are key financial indicators from the 2025 audited balance sheet:

Unit: VND

TARGET	Closing Balance	Opening Balance
A. Current Assets	152.119.496.413	139.950.467.041
B. Non-Current Assets	51.890.168.824	73.596.560.401
Total Assets	204.009.665.237	213.547.027.442
C. Liabilities	78.910.202.345	93.662.956.032
D. Owner's Equity	125.099.462.892	119.884.071.410
Total Capital Sources	204.009.665.237	213.547.027.442

4. Business Performance in 2025:

In 2025, with the challenging economic conditions faced by almost all businesses across all sectors, including the construction industry, the Board of Directors and the Executive Board have made significant efforts to achieve positive business results, with specific revenue and profit figures for 2025 as follows:

Unit: VND

No	Target	Plan 2025	Actual 2025	% compared to the Plan
1	Total Revenue	178.000.000.000	81.960.955.432	46.05 %
2	Total Expenses	169.100.000.000	75.027.593.189	44.37 %
3	Profit Before Tax	8.900.000.000	6.933.362.243	77.9 %
4	Profit After Tax	7.120.000.000	5.366.370.617	75.37%

II. RECOMMENDATIONS AND PROPOSALS FROM THE BOARD OF SUPERVISORS:

- The Supervisory Board recommends that the Executive Board follows and practices the Internal Audit and Risk Management (IA & RM) system, including full disclosure and continuous updates on employee working procedures, personnel enhancement, and experience development of the IA & RM Department. Furthermore, the Executive Board should make plans for periodic and surprise inspections to minimize potential risks to the company's assets.

- As for the new issues, adjustments, and changes of the State's legal documents, the Company needs to continuously update the Company's regulations and procedures to further improve efficiency.

III. SUPERVISORY PLAN FOR 2026

After the Annual General Meeting, the BOS will develop a specific supervisory plan in accordance with the functions and duties prescribed by the Law on Enterprises and the Company's Charter, specifically:

- Perform appraisal of the financial statements, business operation reports, and management evaluation reports of the Board of Directors (BOD).

- Monitor the implementation of the General Meeting of Shareholders' Resolutions, and management activities of the BOD and the Executive Board.

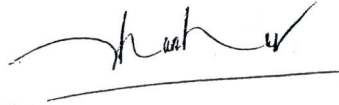
- Proactively research and enhance inspection and supervision expertises to fulfill the assigned tasks.

- Pay special attention to controlling the Internal Audit and Risk Management (IA & RM) activities and develop specific programs to support the Company's risk management operations as suggested by the BOD.

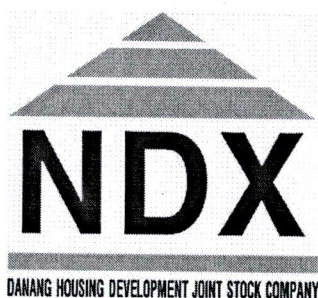
The Supervisory Board respectfully submits to the 2026 Annual General Meeting of Shareholders for consideration.

Respectfully!

**ON BEHALF OF THE BOARD OF SUPERVISORS
HEAD OF THE BOS**

A handwritten signature in black ink, appearing to read 'Thanh Hai', is written over a horizontal line.

Duong Thi Thanh Hai



DANANG HOUSING DEVELOPMENT JOINT STOCK COMPANY - NDX

Address: 31 Nui Thanh , Hoa Cuong Ward, Da Nang City
Email: congtyndx@gmail.com Website: www.ndx.com.vn

Da Nang, April 18, 2026

REPORT ON THE ACTIVITIES OF THE BOARD OF DIRECTORS IN 2025 AND ORIENTATION FOR 2026

To: Shareholders of Da Nang Housing Development Joint Stock Company

Pursuant to the Resolution of the 2025 General Meeting of Shareholders, the Board of Directors of Da Nang Housing Development Joint Stock Company hereby reports on its activities as follows:

I. Summary of the Board of Directors' Activities in 2025

1. General assessment of 2025

The year 2025 continued to pose unfavorable economic challenges, with increasingly fierce competition in the construction sector. The company faced numerous difficulties in project implementation, market fluctuations, and rising raw material prices, particularly in the commercial concrete sector.

2. Organizational and corporate governance improvements

- In 2025, the Board of Directors held meetings with various company departments to enhance employee responsibility, requiring each staff member to adapt and contribute to overcoming financial difficulties.

- The Executive Board was assigned to firmly implement labor contract termination decisions for employees with low enthusiasm and ineffective work performance.

3. Other activities:

- Under the direction of the Board of Directors, the Executive Board restructured the workforce to improve operational efficiency, strengthen risk management, and build a more efficient operational framework..

- The Executive Board strictly complied with regulations on corporate financial reporting, including annual financial statements, quarterly financial reports, and reports on abnormal financial fluctuations;

The Board of Directors organized meetings to assess the company's production and business activities and provided direct feedback during meetings.

Supervisory activities ensured the proper implementation of the company's 2025 production and business activities, covering all sectors: construction, commercial concrete, stone crushing, and construction machinery..

4. Business Performance and Financial Statements for 2025

The company's business results for 2025 are as follows:

The total revenue and other income of the company in 2025 VND 81.960.955.432. Within this: Revenue from construction activities was VND 21.313.487.211, Revenue from commercial concrete, stone crushing, construction machinery, and other sources was VND 60.647.468.221.

No	Indicator	2025 Plan	2025 Actual	Achievement Rate (%)
1	Total Revenue	178.000.000.000	81.960.955.432	46.05 %
2	Total Expenses	169.100.000.000	75.027.593.189	44.37 %
3	Pre-tax Profit	8.900.000.000	6.933.362.243	77.9 %
4	After-tax Profit	7.120.000.000	5.366.370.617	75.37%

II. Business Direction and Operational Plan for 2026

1. Corporate Governance

- Improve corporate governance to enhance transparency and business efficiency, ensuring the sustainable development of the company. Finalize the internal control department and complete the company's regulations to strengthen governance..

- Organize periodic board meetings at least once a month for discussions and provide timely direction on business operations.

- Strengthen collaboration between the company and strategic partners to attract capital for legal and business investment needs..

- Encourage employees to improve professional qualifications, enhance expertise, and strengthen legal compliance and work discipline.

2. Business Plan for 2026

Unit: VND

No	Indicator	2025 Actual	2026 Plan
1	Charter capital	99.875.570.000	99.875.570.000
2	Total Revenue	81.960.955.432	176.800.000.000
3	Total Expenses	75.027.593.189	167.960.000.000
4	Pre-tax Profit	6.933.362.243	8.840.000.000
5	After-tax Profit	5.366.370.617	7.072.000.000
6	Dividend payout ratio	5%	7%

III. Remuneration Plan for the Board of Directors, Supervisory Board, Secretary, and Corporate Governance Officers for 2026:

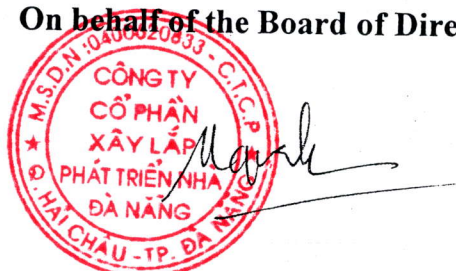
The Board of Directors respectfully submits to the General Meeting of Shareholders the proposed total remuneration plan for the Board of Directors and the Supervisory Board for 2026:

No	Position	Remuneration Plan for 2026
1	Chairman of the Board of Directors	5.000.000 VND/month
2	Vice Chairman of the Board of Directors	4.000.000 VND/month
3	Board Members (3 members)	3.000.000 VND/person/month
4	Head of the Supervisory Board	3.000.000 VND/month
5	Supervisory Board Members (2 members)	2.000.000 VND/person/month
6	Secretary cum Corporate Governance Officer	2.500.000 VND/month

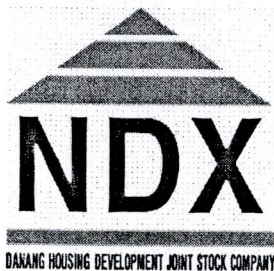
To successfully achieve the set business plan, our Board of Directors hopes to continue receiving trust, support, and long-term commitment from our valued shareholders.

Sincerely!

On behalf of the Board of Directors



Nguyen Van Hieu



No: 01/TT-NDX

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Da Nang, April 18, 2026

PROPOSAL

“Re: Selection of the audit company for 2026”

To: Shareholders of Da Nang Housing Development Construction Joint Stock Company

The Board of Directors of Da Nang Housing Development Construction Joint Stock Company respectfully submits to the General Meeting of Shareholders the following proposal:

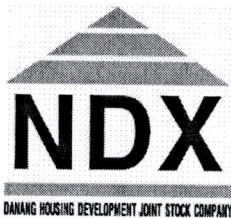
The selection of an independent auditing company to review the semi-annual and annual financial statements for 2026 must follow the criteria: the auditing company must have extensive experience in construction and real estate operations and must be approved by the State Securities Commission to audit listed organizations. The Board of Directors respectfully proposes that the General Meeting of Shareholders authorize the Board of Directors to select an auditing company meeting the above criteria to audit the Company's financial statements in 2026.

Respectfully submitted to the General Meeting of Shareholders for consideration and approval..

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN



NGUYEN VAN HIEU



No: 02/TT-NDX

SOCIALIST REPUBLIC OF VIET NAM
Independence – Freedom – Happiness

Da Nang, April 18, 2026

PROPOSAL

“Re: Approval of the Audited Financial Statements 2025 and Profit Distribution Plan for 2025”

**Dear: SHAREHOLDERS OF DA NANG HOUSING DEVELOPMENT
CONSTRUCTION JOINT STOCK COMPANY**

- Pursuant to the current Charter of the Da nang Housing Development Construction Joint Stock Company,

- Pursuant to the 2025 Audited Financial Statements.

The Board of Directors respectfully submits to the General Meeting of Shareholders for approval of the Audited Financial Report and the Profit Distribution Plan for 2025 as follows:

1. The 2025 Audited Financial Statements:

1.1. Statement of Financial Position: Data at 31/12/2025 are as follows:

*** Assets**

- Total Assets:	<u>204.009.665.237 VND</u>
Short-term Assets:	152.119.496.413 VND
Long-term Assets:	51.890.168.824 VND

*** Capital**

- Total capital:	<u>204.009.665.237 VND</u>
Liabilities:	78.910.202.345 VND
Owner's Equity:	125.099.462.892 VND

1.2. Statement of Income:

Unit: VND

No.	TARGET	Year 2025	Year 2024
1	Revenue from sales of goods and provision of services	75,007,497,200	48,574,095,529
2	Deductions from revenue	-	-
3	Net revenue from sales of goods and provision of services	75,007,497,200	48,574,095,529
4	Cost of goods sold	68,783,901,081	48,744,479,112
5	Gross profit from sales of goods and provision of services	6,223,596,119	(170,383,583)
6	Financial income	6,854,381,573	6,584,343,335
7	Financial expenses	1,782,943,124	2,676,914,996
	<i>In which: Interest expenses</i>	2,299,688,412	2,676,785,711

8	Selling expenses	955,000,400	698,543,720
9	General and administrative expenses	2,956,349,778	2,811,508,564
10	Net profit from operating activities	6,920,052,620	226,992,472
11	Other income	99,076,659	25,797,574
12	Other expenses	85,767,036	32,548,249
13	Other profit	13,309,623	(6,750,675)
14	Total accounting profit before tax	6,933,362,243	220,241,797
15	Current corporate income tax expense	1,467,430,868	133,660,147
16	Deferred corporate income tax expense	99,560,758	20,509,637
17	Profit after corporate income tax	5,366,370,617	66,072,013

2. Profit Distribution Plan for 2025:

The Board of Directors of the Company respectfully submits to the General Meeting of Shareholders the Profit Distribution Plan for 2025:

Unit: VND

TT	Target	2025 Actual
1	Charter capital minus treasury shares	95.875.570.000
2	Net profit after tax in 2025	5.366.370.617
3	Allocation from the Reward and Welfare Fund	268.318.531
	Profit Distribution	5.098.052.086
4	Cash dividend payout ratio	5%

We respectfully request that the General Meeting of Shareholders authorize the Board of Directors to carry out the necessary procedures for the payment of dividends in 2025.

We respectfully submit this to the Congress for consideration and approval by vote.

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN



LUONG THANH VIEN