

**DANANG HOUSING DEVELOPMENT
CONSTRUCTION JOINT STOCK
COMPANY**

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

No: 16 /CV-NDX

Da Nang, April 29, 2026

“Re: Explanation of Financial Statements
Quarter 1/2026”

To: - State Securities Commission
- Hanoi Stock Exchange

1. Company Name: Danang Housing Development Construction Joint Stock Company
2. Stock code: NDX
3. Head office address: 31 Nui Thanh Street, Hoa Cuong Ward, Da Nang City
4. Phone: 0236.3631 157
5. Information disclosure person: Ms. Ho Thi Tra Huong, position: Company Secretary
6. Information disclosure content:
 - 6.1 Financial report for quarter 1 of 2026 includes: financial statements, business results, cash flow statements, and notes to the financial statements.
 - 6.2 Explanation content: Explanation of the net loss after corporate income tax in the reporting period, shifting from a profit in the same period of the previous year to a loss in this period:

Unit: VND

No	Items	Quarter 1 2026	Quarter 1 2025	% Increase/ Decrease
1	Total Revenue	15,626,733,806	7,774,808,199	100.99%
2	Profit before tax	-434,251,179	238,598,750	-282.00%
3	Profit after corporate income tax	-463,343,724	189,419,679	-344.61%

Explanation:

In the first quarter of 2026, Da Nang Housing Development and Construction Joint Stock Company reported a net loss of 463.34 million VND (loss) compared to the same period last year. The net profit after tax was 189.42 million VND (profit). The difference from profit to loss was due to the provision for investment in associated companies.

Website address for posting the entire financial report: www.ndx.com.vn

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

Recipients:

- As above;
- Save VT-NDX.

INFORMATION DISCLOSURE PERSON



Ho Thi Tra Huong

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6. Information disclosure content:
 - 6.1 Financial report for quarter 1 of 2026 includes: financial statements, business results, cash flow statements, and notes to the financial statements.
 - 6.2 Explanation content: explanation of difference > 10% of net profit compared to the same period last year:

Unit: VND

No	Items	Quarter 1 2026	Quarter 1 2025	% Increase/ Decrease
1	Total Revenue	15,626,733,806	7,774,808,199	100.99%
2	Profit before tax	-434,251,179	238,598,750	-282.00%
3	Profit after corporate income tax	-463,343,724	189,419,679	-344.61%

Explanation:

In the first quarter of 2026, Da Nang Housing Development and Construction Joint Stock Company achieved revenue of 15.63 billion VND and a net loss after tax of 463.34 million VND. Compared to the same period last year, the net profit after tax decreased due to provisions for investments in associated companies.

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