

No: 24 /CV-NDN

Da Nang, March 20, 2025

“Re: Explanation of changes in profit after corporate  
income tax in 2024 compared to 2023”

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, Thach Thang Ward, Hai Chau District, 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. Audited financial statements for 2024 of Danang Housing Development Investment Joint Stock Company, audited by ASCO Auditing and Valuation Company Limited, prepared on March 27, 2025, including:
    - Balance sheet
    - Income Statement
    - Cash Flows Statement
    - Notes to the Financial Statement
  - 6.2. Explanation: Difference >10% in profit after corporate income tax compared to the same period last year.

Based on the audited 2024 Financial Statements of Danang Housing Development Investment Joint Stock Company, audited by ASCO Auditing and Valuation Company Limited, the Company explains the difference in profit after corporate income tax for the 2024 accounting period compared to 2023 as follows:

Unit: million VND

No.	Target	2024	2023	Difference (increase/ decrease %)
1	Total Revenue	169,075	497,210	- 66%
1	Profit Before Tax	41,976	259,753	- 84%
2	Profit After Tax	36,176	218,146	- 83%

Explanation:

Profit after corporate income tax in 2024 decreased compared to 2023 due to: Revenue from real estate business activities decreased.

Danang Housing Development Investment Joint Stock Company respectfully reports to the State Securities Commission, Hanoi Stock Exchange and the Company's shareholders.

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