

No: 15 /CV-NDN

Da Nang, March 30th, 2026

“Re: Explanation of changes in profit after corporate
income tax in 2025 compared to 2024”

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. Audited consolidated financial statements for 2025 of Danang Housing Development Investment Joint Stock Company, audited by Moore AISC Auditing and Informatics Services Limited Company - Branch in Danang, prepared on March 30th, 2026, including:

- Consolidated Balance sheet
- Consolidated Income statement
- Consolidated Cash flow statement
- Note to the Consolidated Financial statement

6.2. Explanation content: difference >10% of net profit after tax compared to last year's period.

Based on the audited consolidated Financial Statements for 2025 of Danang Housing Development Investment Joint Stock Company, audited by Moore AISC Auditing and Informatics Services Limited Company – Danang Branch, the Company hereby provides an explanation of the difference in profit after corporate income tax for the 2025 accounting period compared to 2024 as follows:

Unit: VND million

No	Target	Year 2024	Year 2025	Difference (increase/ decrease %)
1	Profit Before Tax	41.976	187.855	348%
2	Profit After Tax	36.176	169.749	369%

Explanation:

Profit in 2025 increased compared to 2024 primarily due to positive developments in the stock market, resulting in higher income from financial activities..

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.



Hoang Yen Ninh