

No: 52/CV-NDN

Da Nang, August 29, 2025

“Re: Explanation of the Interim Financial Statements
for the first six months of 2025 compared to
the same period of 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. The Interim Financial Statements for the first six months of 2025 prepared on August 29, 2025 including:

- Balance sheet
- Income statement
- Cash flow statement
- Financial statement footnotes

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

Based on the reviewed interim financial statements for 2025 of Da Nang Housing Investment Development Joint Stock Company, which were reviewed by Moore AISC Auditing and Informatics Services Limited Company – Danang Branch, the Company hereby provides an explanation of the variance in profit after corporate income tax for the six-month accounting period of 2025 compared to the same period of 2024 as follows:

Unit: VND million

No	Target	The first six months of 2024	The first six months of 2025	Difference (increase/ decrease %)
1	Profit Before Tax	41.200	73.488	78,37%
2	Profit After Tax	39.695	73.488	85,13%

Explanation:

The profit for the first six months of 2025 increased compared to the same period of 2024 mainly due to the positive developments in the stock market, which resulted in higher financial income.

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