

No: 27 /CV-NDN  
"Re: Explanation of Financial Statements  
for Quarter 1/2025"

Dà Nẵng, April 17<sup>th</sup> 2025

To: - The State Securities Commission  
- 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. Financial report for the 1st quarter of 2025 prepared on April 17<sup>th</sup>, 2025 including:

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

6.2. Explanation: an increase of more than 10% of net profit after tax compared to the same period of last year.

NDN's business situation in the 1st quarter of 2025 has fluctuations in revenue and profit compared to the 1st quarter of 2024 as follows:

No	Target	Q1/2025	Q1/2024	Difference (increase/ decrease %)
1	Total Revenue	23.876	43.721	- 45,4 %
2	Total Expenses	- 21.054	10.231	- 305,8 %
3	Profit Before Tax	44.931	33.490	34,2 %
4	Profit After Tax	44.931	32.496	35,3 %

**Explanation:**

The increase in profit in Q1/2025 compared to Q1/2024 is due to: The stock market in the first quarter of 2025 has had favorable developments; thus, profit from financial investing activities increased.

7. Website address posting the entire financial report: [www.ndn.com.vn](http://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