



RESOLUTION
ANNUAL GENERAL MEETING OF SHAREHOLDERS 2025

- Pursuant to the Charter of Da Nang Housing Investment Development JSC
- Pursuant to the Minutes and voting results of the 2026 Annual General Meeting of Shareholders of Da Nang Housing Investment Development Joint Stock Company held on April 25th, 2026, with 39 attending shareholders (and authorized representatives), representing 40,759,453 voting shares and accounting for 56.88% of the total 71,657,936 voting shares.

GENERAL MEETING OF SHAREHOLDERS
DA NANG HOUSING INVESTMENT DEVELOPMENT JSC
RESOLVES:

Article 1. Approve the Reports of the Executive Board, the Board of Supervisors, and Board of Directors on the 2025 results, the 2026 business plan, and the 2026 remuneration plan for the BOD and Supervisory Board with the following details:

1. Business Performance Report 2025:

Unit: million VND

No.	Target	Plan 2025	Actual 2025	Completion Rate
1	Total Revenue	61,588	214,740	349%
	<i>Including:</i>			
	<i>Real Estate Business</i>	2,500	2,502	100%
	<i>Service Provision</i>	15,622	24,062	154%
	<i>Financial Income + Other Incomes</i>	43,466	188,176	433%
2	Expenses	17,282	26,884	156%
3	Remuneration of BOD, BOS, Secretariat	516	516	100%
4	Profit After Tax	44,306	169,749	383%

2. Business Plan Targets for 2026:

Unit: million VND

No.	Target	Plan 2026
1	Charter Capital	716,579
2	Total Revenue	75,310
3	Total Expenses	28,775
4	Profit Before Tax	46,535
5	Profit After Tax	37,228

3. Remuneration Plan for the Board of Directors and the Board of Supervisors in 2026:

Unit: VND

No.	Content	Remuneration Plan for 2026
1	Chairman of the BOD	10,000,000 VND/ month
2	Vice Chairman of the BOD	7,000,000 VND/month
3	Members of the BOD (3 members)	5,000,000 VND/person/month
4	Head of the BOS	4,000,000 VND/ month
5	Members of the BOS (2 members)	2,000,000 VND/person/month
6	Secretary cum Corporate Governance Officer	3,000,000 VND/ month

Article 2. Approve the audited financial statements for 2025 and the profit distribution plan for 2025:

Unit: million VND

No.	Target	Actual 2025
1	Charter Capital	716,579
2	Profit After Tax in 2025	169,749
3	Profit Distribution 2025	
	a. Allocate 3% of Profit After Tax to the Bonus Fund	5,092
	b. Allocate 2% of Profit After Tax to the Welfare Fund	3,395
	c. Pay 2025 Dividends in Cash (Rate: 7%)	50,161

Article 3. Approve the authorization for the Board of Directors to select one of the following qualified auditing firms to conduct the audit of the 2026 Financial Statements:

- ECOVIS AFA Vietnam Co., Ltd.
- Moore AISC Auditing and Informatics Services Company Limited.
- AAC Auditing and Accounting Co., Ltd.

Article 4. Implementation provisions:

The Resolution of the 2026 Annual General Meeting of Shareholders of Da Nang Housing Investment Development Joint Stock Company is unanimously approved in full at the meeting and takes effect from April 25th, 2026.

All shareholders, members of the Board of Directors, Supervisory Board, and Executive Board of the Company are responsible for implementing this Resolution ./.

Recipients:

- As stated in Article 6;
 - Filed at Office Archives.
- Secretary - NDN.

CHAIRMAN



Lương Thanh Viên

No: 01/2026/BB-DHD CD-NDN

Da Nang, April 25th, 2026

MINUTES
2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS
DA NANG HOUSING INVESTMENT DEVELOPMENT JSC

I. Time and Venue of the Meeting:

- Time: 08:30 AM, April 25th, 2026;
- Venue: Lotus Room, 2nd Floor, Han River Hotel, 14 Ly Tu Trong Street, Hai Chau Ward, Da Nang City.

II. Participants and Legality, Validity of the Meeting:

1. Participants:

- Members of the Board of Directors (BOD), the Board of Supervisors (BOS), and Executive Board of the Company;
- Shareholders of the Company.

2. Legality and Validity of the Meeting:

Pursuant to the Verification Minutes of Shareholder Eligibility to attend the 2026 Annual General Meeting of Shareholders, Mrs. Duong Thi Thanh Hai - Head of the Shareholder Eligibility Verification Committee announced as follows:

No.	Shareholder	Number of Shareholders	Number of Voting Shares	Percentage (%)
1	Total number of shareholders eligible to attend the Meeting according to the shareholder list as of 17/03/2026	5,004	71,657,936	100%
2	Number of shareholders and authorized representatives present at the Meeting	39	40,759,453	56.88%

The 2026 Annual General Meeting of Shareholders of Da Nang Housing Investment Development Joint Stock Company on 25/04/2026 represents 40,759,453 shares / 71,657,936 shares, accounting for 56.88% of the total voting shares of the Company, which is legal and valid.

III. Meeting Agenda:

1. The Organizing Committee presented the following:

- a. Report on the Meeting Agenda and the Meeting Regulations.

Voting results:

Agree: 100% - Disagree: 0% - No opinion: 0%

b. Introduce the members of the Presidium, Secretariat, and Counting Committee:

* Presidium:

1. Mr. : Luong Thanh Vien Chairman of the BOD, Chairman of the Meeting
2. Mr. : Nguyen Quang Minh Khoa Vice Chairman of the BOD, Member
3. Mr. : Nguyen Quang Minh Khanh Member of the BOD, Member

* Secretariat:

1. Ms. : Hoang Yen Ninh Head
2. Ms. : Nguyen Thi Thach Thao Member

* Counting Committee:

1. Ms.: Cao Thị Thien Head
2. Ms.: Thai Hang Na Member
3. Ms.: Ho Thi Tuong Vy Member

Voting results:

Agree: 100% - Disagree: 0% - No opinion: 0%

2. Mr. Nguyen Quang Minh Khoa – General Director of the Company presented the 2025 Business Performance Report (attached report)

Unit: million VND

No.	Target	Plan 2025	Actual 2025	Achievement Rate
1	Total Revenue	61,588	214,740	349%
	<i>Including:</i>			
	<i>Real Estate Business</i>	2,500	2,502	100%
	<i>Service Provision</i>	15,622	24,062	154%
	<i>Financial Income + Other Incomes</i>	43,466	188,176	433%
2	Expenses	17,282	26,884	156%
3	Remuneration of BOD, BOS, Secretariat	516	516	100%
4	Profit After Tax	44,306	169,749	383%

Voting results:

Agree: 100% - Disagree: 0% - No opinion: 0%

3. Mrs. Dao Thi Phuoc - Head of the Supervisory Board reported on the Supervisory Board's activities in 2025 (attached report)

Unit: million VND

TARGET	Closing Balance	Opening Balance
A. Current Assets	957,893	1,011,448
B. Non-Current Assets	343,057	266,353
Total Assets	1,300,950	1,277,801
C. Liabilities	63,064	189,030

D. Owner's Equity	1,237,886	1,088,771
Total Capital Sources	1,300,950	1,277,801

Voting results:

Agree: 100% - Disagree: 0% - No opinion: 0%

4. Mr. Luong Thanh Vien – Chairman of the Board of Directors reported on the activities of the Board of Directors in 2025 and the business plan for 2026, as well as the remuneration plan for the BOD and the BOS in 2026 (attached report)

- Business Plan Targets for 2026:

Unit: million VND

No.	Target	Plan 2026
1	Charter Capital	716,579
2	Total Revenue	75,310
3	Total Expenses	28,775
4	Profit Before Tax	46,535
5	Profit After Tax	37,228

- Remuneration Plan for the BOD and Supervisory Board in 2026:

Unit: VND

No.	Content	Remuneration Plan for 2026
1	Chairman of the BOD	10,000,000 VND/ month
2	Vice Chairman of the BOD	7,000,000 VND/month
3	Members of the BOD (3 members)	5,000,000 VND/person/month
4	Head of the BOS	4,000,000 VND/ month
5	Members of the BOS (2 members)	2,000,000 VND/person/month
6	Secretary cum Corporate Governance Officer	3,000,000 VND/ month

Voting results:

Agree: 90.19% - Disagree: 9.81% - No opinion: 0%

5. Mr. Nguyen Quang Minh Khanh – Member of the BOD presented to the General Meeting the approval of the 2025 Audited Financial Statements and the 2025 Profit Distribution Plan (attached report)

Unit: million VND

No.	Target	Actual 2025
1	Charter Capital	716,579
2	Profit After Tax in 2025	169,749
3	Profit Distribution 2025	
	a. Allocate 3% of Profit After Tax to the Bonus Fund	5,092
	b. Allocate 2% of Profit After Tax to the Welfare Fund	3,395
	c. Pay 2025 Dividends in Cash (Rate: 7%)	50,161

Voting results:

Agree: 88.96% - Disagree: 11.04% - No opinion: 0%

6 . Mr. Nguyen Quang Minh Khanh – Member of the BOD read the Proposal on selecting the Audit Company for 2026

The General Meeting of Shareholders authorizes the Board of Directors to select an Audit Firm with the following criteria: an Audit company with extensive experience in construction and real estate activities and approved by the State Securities Commission to audit the financial statements in 2026.

Voting results:

Agree: 100% - Disagree: 0% - No opinion: 0%

The General Meeting discussed.

Shareholders' opinions and responses from the Presidium.

7. Ms. Hoang Yen Ninh – Head of the Secretariat read the Minutes and the Resolution of the General Meeting:

Voting results:

Agree: 90.19% - Disagree: 9.81% - No opinion: 0%

The 2026 Annual General Meeting of Shareholders ended at 11h30 AM on the same day. The Minutes of the meeting were prepared in 01 copy and duly approved at the General Meeting.

THE SECRETARIAT

Head



Hoang Yen Ninh

**OBO THE GENERAL MEETING OF
SHAREHOLDERS**

Chairman



Luong Thanh Vien





DA NANG HOUSING INVESTMENT DEVELOPMENT JOINT STOCK COMPANY - NDN

Address: 38 Nguyễn Chí Thanh, Hải Châu Ward, Da Nang City
Email: info@ndn.com.vn Website: www.ndn.com.vn

MEETING REGULATIONS OF THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS DA NANG HOUSING INVESTMENT DEVELOPMENT JSC

Pursuant to the Charter of Da Nang Housing Investment Development Joint Stock Company, The Organizing Committee respectfully submits to the General Meeting the contents of the Meeting Regulations for the 2026 Annual General Meeting of Shareholders, as follows:

CHAPTER I GENERAL PROVISIONS

Article 1: Scope and Subjects of Application:

1. These Regulations apply to the organization of the 2026 Annual General Meeting of Shareholders (hereinafter referred to as the "General Meeting") of Da Nang Housing Investment Development Joint Stock Company.
2. These Regulations prescribe in detail the rights and obligations of shareholders and participants attending the General Meeting, as well as the conditions and procedures for conducting the General Meeting.
3. Shareholders and participants are responsible for complying with the provisions of these Regulations.

Article 2: Conditions for Attending the General Meeting

Shareholders whose names appear on the list of shareholders as of the record date for determining eligibility to attend the General Meeting have the right to attend the General Meeting in person or to authorize another person to attend on their behalf.

CHAPTER II RIGHTS AND OBLIGATIONS OF SHAREHOLDERS AND PARTICIPANTS AT THE GENERAL MEETING

Article 3: Rights and Obligations of Shareholders or Authorized Representatives

1. Shareholders or authorized representatives have the right to attend the General Meeting and vote on all matters of the General Meeting in accordance with the Enterprise Law and relevant legal documents.
2. At the General Meeting, each shareholder or authorized representative must bring their ID card/Citizen Identification Card (or other valid identification documents), Invitation Letter, and Authorization Form (if applicable) to submit to the Shareholder Eligibility Verification Committee and receive a Voting Ballot.
3. The voting value of the Voting Ballot corresponds to the proportion of voting shares owned or represented by such shareholder or authorized representative, as registered for attendance at the General Meeting, out of the total number of voting shares represented by attendees present at the General Meeting.

4. Shareholders or authorized representatives arriving late at the General Meeting have the right to register immediately, then participate and vote. However, The Chairman is not required to pause the meeting, and the validity of completed voting rounds will not be affected.

5. Comply with the Chairman's direction and respect the outcomes of the General Meeting.

Article 4: Rights and Obligations of the Shareholder Eligibility Verification Committee

The Shareholder Eligibility Verification Committee consists of one Head and one member as nominated by the Organizing Committee. The committee is responsible for verifying the eligibility of shareholders or their authorized representatives attending the meeting. This includes checking ID cards/Citizen Identification Cards (or other valid identification documents), Invitation Letters, and Authorization form (if applicable). The committee must distribute Voting Ballots to shareholders or their authorized representatives and report the verification result to the General Meeting.

Article 5: Rights and Obligations of the Counting Committee

1. The Counting Committee consists of one Head and two members nominated by the Organizing Committee and is approved before the General Meeting.

2. The Counting Committee must report the counting results to the General Meeting.

Article 6: Rights and Obligations of the Presidium and the Secretariat

1. The Presidium consists of one Chairperson and two members, elected by the General Meeting, and is responsible for directing the meeting.

2. The Presidium's decisions on matters of order, procedure, or unforeseen events outside the meeting agenda shall be final and binding.

3. The Presidium shall undertake necessary actions to conduct the meeting in a lawful and orderly manner or to ensure that the meeting reflects the majority's will.

4. Without requiring approval from the General Meeting, the Presidium may, at any time, postpone the meeting to another time (in accordance with the Enterprise Law and the approved Charter) and to another location as determined by the Presidium if it deems that:

a. The conduct of attendees disrupts or is likely to disrupt the orderly proceedings of the meeting;

b. The postponement is necessary for the meeting's agenda to be followed properly.

5. The Secretariat consists of two members, responsible for preparing the Minutes and Resolutions of the General Meeting of Shareholders and is elected by the General Meeting.

CHAPTER III THE GENERAL MEETING PROCEDURES

Article 7: Conditions for Holding the General Meeting

The first General Meeting of Shareholders shall be conducted when the attending shareholders represent **more than 50%** of the total voting shares, according to the list of shareholders at the record time for the right to attend the General Meeting.

If the required number of shareholders is not met, within 30 (thirty) minutes from the scheduled opening time of the meeting, the Organizing Committee shall cancel the meeting. The second General Meeting of Shareholders shall be conducted when the attending shareholders represent **at least 33%** of the total voting shares.

Article 8: Method of Conducting the General Meeting

1. The General Meeting is expected to take place within half a day.

2. The General Meeting shall sequentially discuss and approve the items stated in the General Meeting of Shareholders' agenda.

Article 9: Approval of Resolutions at the General Meeting of Shareholders

1. Resolutions at the General Meeting must be approved by shareholders representing more than 50% of the total voting shares of shareholders entitled to vote, either attending in person or through an Authorization form, unless otherwise specified in Clauses 2 and 3 of this Article.

2. Resolutions of the General Meeting of Shareholders related to the following matters shall be approved if they receive the consent of shareholders representing at least 65% of the total voting shares of shareholders entitled to vote, either attending in person or through an Authorization form:

- a. The type and number of shares to be issued;
- b. Changes in the company's business sectors and activities;
- c. Corporate restructuring or dissolution;
- d. Investment projects or asset sales valued at 50% or more of the company's total asset value as recorded in the latest financial statements.

3. The election or replacement of members of the Board of Directors and Supervisory Board shall be conducted using the cumulative voting method. Accordingly, each shareholder shall have a total number of votes equal to the number of shares they own multiplied by the number of members to be elected to the Board of Directors or the Supervisory Board. Shareholders may allocate all or part of their total votes to one or multiple candidates. Candidates elected to the Board of Directors or Supervisory Board shall be determined based on the highest number of votes, starting from the candidate with the most votes coming down until the required number of members specified in the company's Charter is reached. In case two or more candidates receive the same number of votes for the final position on the Board of Directors or Supervisory Board, a re-election shall be conducted among those candidates.

4. Resolutions of the General Meeting of Shareholders that are approved by 100% of the total voting shares shall be considered lawful and effective, even if the procedures and formalities for passing such resolutions were not fully complied with as prescribed.

Article 10: Minutes of the General Meeting of Shareholders

All matters discussed at the General Meeting must be recorded in the Minutes Book by the Secretariat. The minutes shall be read and approved before the closing of the meeting and shall be archived in the Minutes Book as prescribed.

CHAPTER IV OTHER PROVISIONS

Article 11: In case the General Meeting is Not Successfully Held

1. If the first General Meeting does not meet the conditions for proceeding as stipulated in Article 7 of this Regulation, the General Meeting of Shareholders must be reconvened within 30 (thirty) days from the scheduled opening date of the first meeting. The second General Meeting of Shareholders shall only proceed if the attendees, including shareholders and authorized representatives, represent **at least 33%** of the total voting shares.

2. If the second General Meeting does not meet the conditions for proceeding as stipulated in Clause 1 of this Article, the General Meeting of Shareholders must be reconvened within 20 (twenty) days from the scheduled opening date of the second meeting. In this case, the General Meeting shall proceed regardless of the total voting shares of the attending shareholders, and it shall be considered valid and entitled to decide on all matters originally planned for approval at the first General Meeting of Shareholders.

**CHAPTER V
IMPLEMENTATION PROVISION**

Article 12: This regulation consists of 5 chapters and 12 articles, approved on April 25th 2026, and takes effect from the date of approval.

On behalf of the General Meeting Organizing Committee
Chairman of the Board of Directors



Luong Thanh Vien





DA NANG HOUSING INVESTMENT DEVELOPMENT JOINT STOCK COMPANY - NDN

Address: 38 Nguyen Chi Thanh St, Hai Chau Ward, Da Nang City
Email: info@ndn.com.vn Website: www.ndn.com.vn

Da Nang, April 25th, 2026

REPORT OF THE EXECUTIVE BOARD SUMMARY OF BUSINESS PERFORMANCE IN 2025

Dear Shareholders,

Pursuant to the targets and tasks assigned by the General Meeting of Shareholders in 2025, on behalf of the Company's Executive Board, I would like to report the results of our business performance in 2025 as follows:

SUMMARY OF BUSINESS PERFORMANCE IN 2025

I. GENERAL OVERVIEW OF 2025

In 2025, Vietnam's economy demonstrated strong resilience and recovery amid a highly volatile global environment. With a firm commitment to reforming both mindset and implementation, the Government of Vietnam issued a number of strategic resolutions aimed at ushering the country into a new phase of growth and development. During the first six months of 2025, the Purchasing Managers' Index (PMI) for the manufacturing and processing sector remained largely below the 50-point threshold due to geopolitical factors—most notably the imposition of tariffs of up to 40% by the United States on Vietnamese imports in April. However, starting from July, the PMI rose to 52.4 points and continued to stay above 50 points in the subsequent months. Overall, Vietnam's economy achieved a growth rate of over 8% compared to 2024, while inflation was effectively controlled, with the Consumer Price Index (CPI) increasing by 3.31% year-on-year.

In line with the Government's policy on administrative restructuring and territorial reorganization, the merger of Da Nang and Quang Nam has been implemented. This development has opened up significant opportunities for the Company to expand its business operations and increase its land bank. In Da Nang, a number of large-scale projects by major developers such as Sun Group, Vingroup, BRG Group, and FPT have been initiated and are currently under development. In anticipation of the recovery of the real estate market, the Executive Board has been actively expediting the completion of all necessary legal procedures to commence construction of the 13 Nguyen Chi Thanh mixed-use apartment project in 2026.

Looking ahead to 2026, Vietnam's financial market is expected to be upgraded by FTSE Russell from Frontier Market to Secondary Emerging Market status in September. Consequently, foreign investment inflows, particularly FDI, are expected to increase significantly. In response, the Executive Board has adjusted its investment strategy to focus on leading enterprises, especially those included in the VN30 Index. At the same time, the Executive Board will closely monitor major global geopolitical developments, such as the Russia - Ukraine conflict, tensions between the United States and Iran, and the US - China trade war in order to take timely and appropriate actions to ensure the safety and preserve the value of the Company's investment portfolio.

II. RESULTS OF BUSINESS PERFORMANCE IN 2025

1. Summary of Business Performance Results in 2025:

Unit: million VND

No.	Target	Plan 2025	Actual 2025	Achievement Rate
1	Total Revenue	61,588	214,740	349%
	<i>Including:</i>			
	<i>Real Estate Business</i>	2,500	2,502	100%
	<i>Service Provision</i>	15,622	24,062	154%
	<i>Financial Income + Other Income</i>	43,466	188,176	433%
2	Expenses	17,282	26,884	156%
3	Remuneration of BOD, BOS, Secretariat	516	516	100%
4	Profit After Tax	44,306	169,749	383%

2. Evaluation of the 2025 Plan Implementation

a. Evaluation of Business Performance

- Real Estate Business:

Revenue from real estate business reached VND 2,502 million, fulfilling the planned target.

- Other Business Activities:

Revenue from service and other business activities reached VND 24,062 million, achieving 154% of the planned target.

- Financial Activities:

Profits from financial activities reached VND 188,151 million, achieving 433% of the planned target.

b. Financial Position as of December 31st, 2025

• Asset

- Total Assets:	<u>1,300,950 million VND</u>
Short-term Assets:	957,893 million VND
Long-term Assets:	343,057 million VND

• Capital

- Total Capital:	<u>1,300,950 million VND</u>
Liabilities:	63,064 million VND
Owner's Equity:	1,237,886 million VND

Sincerely!

On behalf of The Executive Board
General Director



Nguyen Quang Minh Khoa



**DA NANG HOUSING INVESTMENT DEVELOPMENT
JOINT STOCK COMPANY - NDN**

Address: 38 Nguyen Chi Thanh St, Hai Chau Ward, Da Nang City

Email: info@ndn.com.vn Website: www.ndn.com.vn

Da Nang, April 25th, 2026



**REPORT OF THE BOARD OF SUPERVISORS
AT THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS**

Dear Shareholders,

The Board of Supervisors would like to report to the 2026 Annual General Meeting of Shareholders on the results of our supervisory activities at Da Nang Housing Investment Development Joint Stock Company (the Company) as follows:

I. RESULTS OF THE BOARD OF SUPERVISORS' ACTIVITIES:

1. Board of Supervisors' Activities:

In accordance with the Company's Charter and the Board of Supervisors' (BOS) Regulations, the BOS has conducted its supervision, inspection, and control activities following its functions and duties. The BOS participated in meetings of the Board of Directors (BOD) and the Executive Board to stabilize personnel organization, set business plans, and orient the Company's strategic direction. Activities of the BOS include:

- Monitoring the compliance of the Company's Charter, the implementation of the General Meeting of Shareholders' Resolutions, and BOD Resolutions.

- Attending BOD meetings.

- Reviewing the 2025 Financial Statements; assessing the governance of the BOD, business operations, and financial-accounting management by the Executive Board, along with other relevant matters.

- In addition to meetings and working sessions, the BOS maintained regular communication, information exchange, and documentation sharing with the Company. The BOS also proposed specific and urgent solutions to enhance risk management and support the development of the NDN brand.

Throughout the process, the BOS always received timely support and cooperation from the Executive Board.

In the past year, the BOS has not received any complaints from shareholders.

2. Supervision of the BOD and Executive Board:

- In 2025, the BOD held meetings to decide on important matters such as: setting the business plan for 2025, stabilizing human resources, restructuring departments in line with business conditions, and preparing for the Annual General Meeting of Shareholders. The BOD held 12 meetings and issued 08 Resolutions to fulfill its management role.



- The Executive Board fully implemented all General Meeting of Shareholders' Resolutions, BOD Resolutions, and the Company's Charter.

- The BOS is confident that the BOD closely directed and supervised the Executive Board's implementing the 2025 business plan and planning for 2026. The Executive Board operated within the scope of its duties and authority as defined in the Company's Charter and internal governance regulations.

- In 2025, the BOS found no irregularities in the activities of the BOD and Executive Board.

3. Financial accounting and preparation for the 2025 Financial Statements:

After reviewing, the BOS concluded that financial and accounting operations were conducted in compliance with regulations:

- The accounting documentation system and records were clear, accurate, and properly archived.

- The 2025 Financial Statements (FS) fully included all reports, appendices, and explanatory notes in accordance with the accounting regulations, consisting of Balance Sheet, Profit and Loss Statement, Cash Flow Statement, and Foot Notes. The 2025 FS have truthfully and reasonably reflected all aspects of the Company's financial position. The FS was reviewed and approved by MOORE AISC Auditing And Informatics Services Company Limited.

Some key audited figures from the 2025 balance sheet are as follows:

Unit: million VND

TARGET	Closing Balance	Opening Balance
A. Current Assets	957,893	1,082,956
B. Non-Current Assets	343,057	242,247
Total Assets	1,300,950	1,325,203
C. Liabilities	63,064	272,458
D. Owner's Equity	1,237,886	1,052,745
Total Capital Sources	1,300,950	1,325,203

The specific business performance in 2025 is as follows:

Unit: million VND

No.	Target	Plan 2025	Actual 2025	% compared to the Plan
1	Total Revenue	61,588	214,740	349%
2	Total Expenses	17,282	26,884	156%
3	Profit Before Tax	44,306	187,856	424%
4	Profit After Tax	44,306	169,749	383%

The Executive Board exceeded the after-tax profit target set out in the 2025 business plan.

4. Implementation of the 2025 general meeting of shareholders' resolutions:

All contents of the 2025 General Meeting of Shareholders' resolutions have been completed.

II. RECOMMENDATIONS AND PROPOSALS FROM THE BOARD OF SUPERVISORS:

- The Supervisory Board recommends that the Executive Board follows and practices the Internal Audit and Risk Management (IA & RM) system, including full disclosure and continuous updates on employee working procedures, personnel enhancement, and experience development of the IA & RM Department. Furthermore, the Executive Board should make plans for periodic and surprise inspections to minimize potential risks to the company's assets, protect the interests and reputation of NDN, and promptly grasp market developments to formulate investment strategies, especially in real estate and financial investment sectors.

- As for the new issues, adjustments, and changes of the State's legal documents, the Company needs to continuously update the Company's regulations and procedures to further improve efficiency.

III. SUPERVISORY PLAN FOR 2026

After the Annual General Meeting, the BOS will develop a specific supervisory plan in accordance with the functions and duties prescribed by the Law on Enterprises and the Company's Charter, specifically:

- Perform appraisal of the financial statements, business operation reports, and management evaluation reports of the Board of Directors (BOD).

- Monitor the implementation of the General Meeting of Shareholders' Resolutions, and management activities of the BOD and the Executive Board.

- Proactively research and enhance inspection and supervision expertises to fulfill the assigned tasks.

- Pay special attention to controlling the Internal Audit and Risk Management (IA & RM) activities and develop specific programs to support the Company's risk management operations as suggested by the BOD.

The Supervisory Board respectfully submits to the 2026 Annual General Meeting of Shareholders for consideration.

Respectfully!

**ON BEHALF OF THE BOARD OF SUPERVISORS
HEAD OF THE BOS**



Dao Thi Phuoc



DA NANG HOUSING INVESTMENT DEVELOPMENT
JOINT STOCK COMPANY - NDN

Address: 38 Nguyen Chi Thanh St, Hai Chau Ward, Da Nang City

Email: info@ndn.com.vn Website: www.ndn.com.vn

Da Nang, April 25th, 2026

**REPORT ON THE ACTIVITIES OF THE BOARD OF DIRECTORS IN 2025
AND THE BUSINESS PLAN FOR 2026**

Dear: Shareholders of Da Nang Housing Investment Development JSC

Implementing the 2025 General Meeting of Shareholders Resolutions, the Board of Directors of Da Nang Housing Investment Development Joint Stock Company hereby reports the activities of the Board of Directors as follows:

I. Summary of the Board of Directors' Activities in 2025

1. Summary of Meetings in 2025:

In 2025, the Board of Directors (BOD) of NDN held 12 meetings and issued 08 resolutions to guide the Company's activities in accordance with the 2025 General Meeting of Shareholders' Resolutions.

Details of the meetings and BOD Resolutions have been compiled in the 2025 Corporate Governance Report. We respectfully suggest shareholders to refer to the report published on the Company's website: <https://ndn.com.vn>.

2. Key Activities of the Board of Directors:

In 2025, the BOD focused on directing and supervising the following key activities:

- Successfully organized the 2025 Annual General Meeting of Shareholders on April 19th, 2025.
- Organized quarterly meetings to discuss, monitor, and promptly direct the implementation of resolutions of the General Meeting of Shareholders.
- Supervised the management and operation activities of the Company's business.
- During 2025, the BOD, in coordination with the Executive Board, conducted direct working sessions with each department to enhance employees' sense of responsibility; requiring all staff to proactively change, innovate, and make greater efforts in their work in order to support the Executive Board in developing the Company in line with the economic recovery wave.
- Restructured the company organization towards streamlining, reducing middle management layers, and renewing corporate governance practices.
- Assigned employees to participate in professional training courses to enhance their expertises and soft skills to meet the Company's operational needs.
- Restructured the investment securities portfolio in alignment with domestic macroeconomic conditions and global geopolitical developments.

- Expedited the completion of issuing Certificates of Land Use Rights for apartments under the Monarchy Block B Project.

- Prepared all necessary legal procedures to implement the 13 Nguyen Chi Thanh Apartment Project.

3. Business Performance and Financial Report for 2025:

The Company has completed the 2025 Business Plan with the following results:

Total revenue reached VND 214,740 million; Profit after tax reached VND 169,749 million. Detailed figures are as follows:

Unit: million VND

No.	Target	Year 2025		Completion Rate (%)
		Plan	Actual	
1	Charter Capital	716,579	716,579	100%
2	Total Revenue	61,588	214,740	349%
3	Total Expense	17,282	26,884	156%
4	Profit Before Tax	44,306	187,856	424%
5	Profit After Tax	44,306	169,749	383%

II. Business Plan for 2026:

1. Corporate Governance

- Improve the Company's governance system to enhance transparency, operational efficiency, and company's reputation.

- Continue standardizing the Company's business processes to improve efficiency and ensure compliance with legal regulations, especially in areas of information security, risk management, internal control, and internal audit.

- Organize regular meetings at least once per quarter to discuss, monitor, and provide timely guidance on implementing the resolutions of the General Meeting of Shareholders.

- Proactively expand relationships with reputable investment consulting firms to approach potential investors for development.

- Expand real estate brokerage services, promote the leasing of existing real estate products to flexibly adapt to market conditions, increase annual cash inflows, and strengthen the quality and quantity of the sales team.

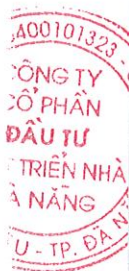
- Register employees to participate in professional training courses to improve expertises and soft skills to meet the Company's needs.

- Complete the tasks assigned by the 2025 General Meeting of Shareholders' Resolutions.

2. Business Plan for 2026:

- Complete the issuance of Land Use Right Certificates (LURCs) for Monarchy Block B Project.

- Invest in furnishing and lease the remaining apartments in the Monarchy B Project.



- Accelerate investment in stocks within the VN30 Index basket, ensuring the safety of the investment portfolio amid major global geopolitical fluctuations.
- Commence construction of the 13 Nguyen Chi Thanh Mixed-Use Apartment Project.
- Invest in and acquire additional land fund within Da Nang City following the administrative merger.
- 2026 Business Plan Targets:

Unit: million VND

No.	Target	2026 Plan
1	Charter Capital	716,579
2	Total Revenue	75,310
3	Total Expense	28,775
4	Profit Before Tax	46,535
5	Profit After Tax	37,228

III. Remuneration Plan for the Board of Directors (BOD), the Board of Supervisors (BOS), Secretary and Corporate Governance Officer for 2026:

The Board of Directors respectfully submits to the General Meeting of Shareholders for approval the total remuneration plan for the BOD and the BOS for 2026 as follows:

No.	Content	Remuneration Plan for 2026
1	Chairman of the BOD	10,000,000 VND/ month
2	Vice Chairman of the BOD	7,000,000 VND/month
3	Members of the BOD (3 members)	5,000,000 VND/person/month
4	Head of the BOS	4,000,000 VND/ month
5	Members of the BOS (2 members)	2,000,000 VND/person/month
6	Secretary cum Corporate Governance Officer	3,000,000 VND/ month

To successfully accomplish the proposed business plan, the Board of Directors sincerely hopes to continue receiving the trust, support, and long-term commitment from our esteemed shareholders.

Respectfully shareholders!

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN



LUONG THANH VIEN



SOCIALIST REPUBLIC OF VIET NAM
Independence – Freedom – Happiness

Da Nang, April 25th, 2026

PROPOSAL

**“Re: Approval of the Audited Financial Statements 2025 and
Profit Distribution Plan for 2025”**

**Dear: SHAREHOLDERS OF DA NANG HOUSING INVESTMENT
DEVELOPMENT JOINT STOCK COMPANY**

- Pursuant to the current Charter of the Da nang Housing Investment Development Joint Stock Company,

- Pursuant to the 2025 Audited Financial Statements.

The Board of Directors respectfully submits to the General Meeting of Shareholders for approval of the Audited Financial Report and the Profit Distribution Plan for 2025 as follows:

1. The 2025 Consolidated Audited Financial Statements:

1.1. Statement of Financial Position: Data at 31/12/2025 are as follows:

- Total Assets:	<u>1,300,950 million VND</u>
Current Assets:	957,893 million VND
Non-Current Assets:	343,057 million VND
- Total Capital:	<u>1,300,950 million VND</u>
Liabilities:	63,064 million VND
Owner's Equity:	1,237,886 million VND

1.2. Statement of Income:

Unit: VND

No.	Target	Year 2025	Year 2024
1	Revenue from sales of goods and provision of services	26,564,321,165	26,564,321,165
2	Revenue deductions	-	-
3	Net revenue	26,564,321,165	26,564,321,165
4	Cost of sales	16,124,457,854	16,124,457,854
5	Gross profit	10,439,863,311	10,439,863,311
6	Financial income	185,326,134,052	113,458,178,653
7	Financial expenses	(413,593,791)	78,241,110,645
	<i>In which: Interest expense</i>	<i>3,276,628,414</i>	<i>4,301,391,343</i>
8	Share of profit/(loss) in associates and jointly controlled entities	2,411,265,742	-
9	Selling expenses	174,014,613	6,718,224,045
10	General and administration expenses	10,441,090,458	7,539,008,301
11	Net operating profit	187,975,751,825	47,483,376,562



12	Other income	24,482,572	500
13	Other expenses	144,481,083	5,507,032,507
14	Results of other activities	(119,998,511)	(5,507,032,007)
15	Accounting profit before tax	187,855,753,314	41,976,344,555
16	Income tax expense – current	17,819,433,386	5,478,374,478
17	Income tax expense – deferred	286,862,178	321,942,116
18	Profit after corporate income tax	169,749,457,750	36,176,027,961
19	Equity holders of the Company	170,082,281,523	36,176,027,961
20	Non-controlling interest	(332,823,773)	-

2. Profit Distribution Plan for 2025:

Unit: million Dong

No	Target	Actual 2025
1	Charter Capital	716,579
2	Profit After Tax in 2025	169,749
3	Profit Distribution 2025	
	a. Allocate 3% of Profit After Tax to the Bonus Fund	5,092
	b. Allocate 2% of Profit After Tax to the Welfare Fund	3,395
	c. Pay 2025 Dividends in Cash (Rate: 7%)	50,161

The Board of Directors respectfully proposes that the General Meeting of Shareholders authorizes the Board of Directors to carry out all necessary procedures related to the dividend payment in 2026.

We respectfully submit this proposal to the General Meeting of Shareholders for consideration and approval.

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN



LUONG THANH VIEN



SOCIALIST REPUBLIC OF VIET NAM
Independence – Freedom – Happiness

Da Nang, April 25th, 2026

PROPOSAL

“Re: Selection of the audit company for 2026”

**Dear: SHAREHOLDERS OF DA NANG HOUSING
INVESTMENT DEVELOPMENT JSC**

The Board of Directors of Da Nang Housing Investment Development Joint Stock Company respectfully submits to the General Meeting of Shareholders for consideration and approval the selection of an independent auditing firm to audit the Parent Company's Financial Statements and the Consolidated Financial Statements, including the semi-annual review and full-year audit for 2026, as follows:

1. Selection Criteria:

The auditing firm must possess extensive experience in construction and real estate activities and be approved by the State Securities Commission of Vietnam to audit public companies.

2. Proposal:

Based on the above criteria, the Board of Directors respectfully proposes that the General Meeting of Shareholders authorize the Board of Directors to select one of the following qualified auditing firms:

- ECOVIS AFA Vietnam Co., Ltd.
- Moore AISC Auditing and Informatics Services Company Limited.
- AAC Auditing and Accounting Co., Ltd.

Respectfully submitted to the General Meeting of Shareholders for consideration and approval.

**ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN**



LUONG THANH VIEN