

No: 04 /BC-NDN

Da Nang, July 21st, 2026

CORPORATE GOVERNANCE REPORT
(The first 6 months of 2026)

To: - State Securities Commission of Vietnam
- Ha Noi Stock Exchange

- Name of company: **Da Nang Housing Investment Development Joint Stock Company**
- Address of headquarter: 38 Nguyen Chi Thanh Street, Hai Chau Ward, Da Nang City
- Telephone: 0236.3561577 Email: info@ndn.com.vn
- Charter capital: 716.579.360.000 dong
- Stock symbol: NDN
- Governance model: General Meeting of Shareholders, Board of Directors, Board of Supervisors, and General Director
- The implementation of internal audit

I. Activities of the General Meeting of Shareholders:

Information on meetings, resolutions and decisions of the General Meeting of Shareholders (including the resolutions of the General Meeting of Shareholders approved in the form of written documents)

No	Resolution/Decision No	Date	Content
1	01/2026/NQ- ĐHĐCĐ-NDN	April 25 th 2026	- Approval of Executive's report, the Supervisory Board's report, and the Board of Directors' report on business result of 2025, the business plan for 2026, and the remuneration plan for the Board of Directors and the Board of Supervisors in 2026. - Approval of the audited financial statements for 2025, and profit distribution plan for 2025. - Approval of the authorization for the Board of Directors to select an auditing company to audit the 2026 financial statements.

II. Board of Directors (6 months report):

1. Information about the members of the Board of Directors:

No	Board of Directors' members	Position	The date becoming/ceasing to be the member of the Board of Directors	
			Date of appointment	Date of dismissal
1	Mr. Luong Thanh Vien	Chairman of the Board	06/06/2020	
2	Mr. Nguyen Quang Minh Khoa	Vice Chairman of the Board	24/07/2020	
3	Mr. Nguyen Quang Minh Khanh	Member of the Board	20/01/2022	
4	Mr. Vo Ngoc Khang	Member of the Board	24/06/2023	
5	Mr. Nguyen Ngoc Quang	Independent member of the Board	24/06/2023	

2. Meetings of the Board of Directors:

No	Board of Director' member	Number of meetings attended by Board of Directors	Attendance rate	Reasons for absence
1	Mr. Luong Thanh Vien	3 out of 3	100%	
2	Mr. Nguyen Quang Minh Khoa	3 out of 3	100%	
4	Mr. Nguyen Quang Minh Khanh	3 out of 3	100%	
5	Mr. Vo Ngoc Khang	3 out of 3	100%	
6	Mr. Nguyen Ngoc Quang	3 out of 3	100%	

3. Supervising activities of the Board of Directors to the Board of Management:

In 2026, the Board of Directors focused on directing and monitoring the following activities:

- Successfully organizing the 2026 Annual General Meeting of Shareholders on April 25th, 2026.
- Organizing regular quarterly meetings to discuss, supervise, and promptly direct the implementation of resolutions of the General Meeting of Shareholders.
- Supervising the operation of the business activities.
- Restructuring the organizational structure towards streamlining, reducing intermediary levels, and restructuring and innovating corporate governance.

- Standardize the Company's business processes to improve efficiency, and ensure compliance with legal regulations, especially regarding information security, risk management, internal control, and internal audit.

- Sending employees to participate in short-term courses on enhancing proficiency, and seminars to disseminate the law to assist business activities.

- Restructure the investment securities portfolio to align with the domestic macroeconomic outlook and global geopolitical developments.

- Monitor the progress of the issuance of the Certificate of Land Use Rights for apartments in the Monarchy Block B Project

- Expedite the completion of the necessary procedures to commence the implementation of the 13 Nguyen Chi Thanh Apartment Project.

4. Activities of the Board of Directors' subcommittees (If any): None

5. Resolutions/Decisions of the Board of Directors:

No	Resolution/Decision No	Date	Content
01	01/2026/NQ-HĐQT.NDN	30/01/2026	Re: Organizing the 2026 Annual General Meeting of Shareholders.
02	02/2026/NQ-HĐQT.NDN	22/05/2026	Re: The Approval of a Transaction with a Related Party of an Insider
03	03/2026/NQ-HĐQT.NDN	03/06/2026	Re: Selecting an Auditing Company for 2026.

III. Board of Supervisors:

1. Information about members of Board of Supervisors (BOS):

No	Members of Board of Supervisors	Position	The date becoming/ceasing to be the member of the Board of Supervisors	Qualification
1	Ms. Dao Thi Phuoc	Head of BOS	06/06/2020	Bachelor of Finance and Accounting, Bachelor of Law
2	Ms. Le Thi Anh Truc	Member of BOS	17/04/2021	Bachelor of Economics
3	Mr. Nguyen Dinh Minh Huy	Member of BOS	25/06/2022	Bachelor of Economics

2. Meetings of Board of Supervisors:

No	Members of Board of Supervisors	Number of meetings attended	Attendance rate	Voting rate	Reasons for absence
1	Ms. Dao Thi Phuoc	1/1	100%	100%	
2	Ms. Le Thi Anh Truc	1/1	100%	100%	
3	Mr. Nguyen Dinh Minh Huy	1/1	100%	100%	

3. Supervising activities of Board of Supervisors to Board of Directors, Board of Management and shareholders:

- The Board of Supervisors periodically monitors the activities of the Board of Directors and the Executive Board in properly implementing the objectives assigned by the General Meeting of Shareholders' Resolution.

- Participates in monitoring the Company's Financial statements.

4. The coordination among the Board of Supervisors, the Board of Management, Board of Directors and other managers: The Board of Supervisors closely coordinates with the Board of Directors and the Executive Board to control the business activities of the company.

5. Other activities of the Board of Supervisors (if any): None

IV. Board of Management

No	Members of Board of Management	Date of birth	Qualification	Date of appointment / dismissal of members of the Board of Management
1	Mr. Nguyen Quang Minh Khoa	21/03/1991	Bachelor of Economics	28/04/2021
2	Mr. Nguyen Quang Minh Khanh	24/07/1995	Bachelor of Economics	20/09/2021
3	Mr. Luong Thanh Vien	18/04/1973	Electrical Engineer	26/04/2010

V. Chief Accountant

Name	Date of birth	Qualification	Date of appointment/ dismissal
Ms. Duong Thi Thanh Hai	25/02/1995	Bachelor of Economics	01/06/2021

VI. Training courses on corporate governance:

Participating in short-term courses on: Improving Staff Management proficiency and Improving Marketing, Brokerage, and Sales skills, to effectively exploit and optimize the Company's human resources.

VII. The list of affiliated persons of the public company (6 months report) and transactions of affiliated persons of the Company:

1. The list of affiliated persons of the Company: *Appendix 01*
2. Transactions between the Company and its affiliated persons or between the Company and its major shareholders, internal persons and affiliated persons: *Appendix 02*
3. Transaction between internal persons of the Company, affiliated persons of internal persons and the Company's subsidiaries in which the Company takes controlling power: None
4. Transactions between the Company and other objects.
 - 4.1 Transactions between the Company and the company that its members of Board of Management, the Board of Supervisors, Director (General Director) have been founding members or members of Board of Directors, or CEOs in three (03) latest years (calculated at the time of reporting): *Appendix 02*
 - 4.2 Transactions between the Company and the company that its affiliated persons with members of Board of Directors, Board of Supervisors, Director (General Director) and other managers as a member of Board of Directors, Director (General Director or CEO): *Appendix 02*
 - 4.3 Other transactions of the Company (if any) may bring material or non- material benefits for members of Board of Directors, members of the Board of Supervisors, Director (General Director) and other managers: None

VIII. Share transactions of internal persons and their affiliated persons (6 months report)

1. The list of internal persons and their affiliated persons: *Appendix 03*
2. Transactions of internal persons and affiliated persons with shares of the company:

No	Transaction executor	Relationship with internal Persons/ Position at the listed Company	Number of shares owned at the beginning of the period		Number of shares owned at the end of the period		Reasons for increasing, decreasing
			Number of shares	Percentage	Number of shares	Percentage	
1	Mr. Nguyen Quang Minh Khanh	Member of the Board of Directors cum Deputy General Director of the Company	1,003,000	1.4%	1,263,000	1.76%	- Buy 260,000 shares from 15/04/2026 to 14/05/2026

2	Mr. Nguyen Quang Minh Khanh	Member of the Board of Directors cum Deputy General Director of the Company	1,263,000	1.76%	1,792,000	2.5%	- Buy 529,000 shares from 27/05/2026 to 24/06/2026
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IX. Other significant issues: None

Recipients:

- As above;
- Save VT, TK.

CHAIRMAN OF THE BOARD OF DIRECTORS



Luong Thanh Vien

APPENDIX 01: THE LIST OF AFFILIATED PERSONS OF THE COMPANY

No	Name of organization/ individual	Securities trading account	Position at the Company (if any)	No ID	Date of issue	Place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reason
A. Board of Directors										
1	Mr. Luong Thanh Vien		Chairman of the BOD					06/06/2020		
2	Mr. Nguyen Quang Minh Khoa		Vice Chairman of the BOD					24/07/2020		
3	Mr. Nguyen Quang Minh Khanh		Member of the BOD					20/01/2022		
4	Mr. Vo Ngoc Khang		Member of the BOD					24/06/2023		
5	Mr. Nguyen Ngoc Quang		Independent member of the BOD					24/06/2023		
B. Board of Supervisors										
1	Ms. Dao Thi Phuoc		Head of BOS					06/06/2020		
2	Mr. Nguyen Dinh Minh Huy		Member of BOS					25/06/2022		
3	Ms. Le Thi Anh Truc		Member of BOS					17/04/2021		
C. Board of Management										
1	Mr. Nguyen Quang Minh Khoa		General Director					08/12/2021		
2	Mr. Nguyen Quang Minh Khanh		Deputy General Director					20/09/2021		
3	Mr. Luong Thanh Vien		Deputy General Director					06/06/2020		
4	Ms. Duong Thi Thanh Hai		Acting Chief Accountant					01/06/2021		

SECRETARY



Hoang Yen Ninh

Da Nang, July 21st, 2026

CHAIRMAN OF THE BOARD OF DIRECTORS





Lương Thanh Vien

APPENDIX 02: TRANSACTIONS BETWEEN THE COMPANY AND ITS AFFILIATED PERSONS
OR BETWEEN THE COMPANY AND ITS MAJOR SHAREHOLDERS, INTERNAL PERSONS AND AFFILIATED PERSONS

No	Name of organization/ individual	Relationship with the Company	No ID	Date of issue	Place of issue	Address	Time of transacti ons with the Company	Resolution No. or Decision No. approved by Board of Directors (if any)	Content, quantity, total value of transaction
1	Da Nang Ngoc Hoi Water Supply Joint Stock Company	The General Director of NDN is also the General Director of Da Nang – Ngoc Hoi Water Supply JSC	6101209288	08/06/2016	Kon Tum Department of Planning and Investment	Group 5, Bo Y District, Quang Ngai Province, Viet Nam	2026	Resolution of the BOD No. 02/2026/NQ- HDQT.NDN dated 22/05/2026	Loan granted to Da Nang – Ngoc Hoi Water Supply JSC: 3,400,000,000 VND

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Hoang Yen Ninh

Da Nang, July 21st, 2026

CHAIRMAN OF THE BOARD OF DIRECTORS



Luong Thanh Vien

APPENDIX 03: THE LIST OF INTERNAL PERSONS AND THEIR AFFILIATED PERSONS

No	Name	Securities trading account (if any)	Position at the company (if any)	ID card			Address	Number of shares owned at 17/03/2026	Percentage of share ownership (%)	Note
				No	Date of issue	Place of issue				
1	Luong Thanh Vien		Chairman of the BOD/ Deputy General Director					160,737	0.22%	
Affiliated persons										
	Luong Van Thuan			None						
	Nguyen Thi Minh									
	Luong Thach Vu									
	Luong Thach Vy									
	Luong Thach Vien									
	Luong Thi Diem Chi									
	Luong Thi Duyen Chi									
	Luong Thanh Anh Thy									
	Luong Thanh Anh Thu									
	Danang Housing Construction Development JSC	004C685353	General Director – Member of the BOD	0400620833	25/07/2018	Da Nang Department of planning and investment	31 Nui Thanh, Hoa Cuong, Da Nang			
2	Nguyen Quang Minh Khoa		Vice Chairman of the BOD/ General Director					1,530,000	2.14%	
Affiliated persons										
	Nguyen Quang Trung							6,075,450	8.48%	
	Mai Thi Thi							1,203,475	1.68%	

No	Name	Securities trading account (if any)	Position at the company (if any)	ID card			Address	Number of shares owned at 17/03/2026	Percentage of share ownership (%)	Note
				No	Date of issue	Place of issue				
	Nguyen Dac Dung									
	Pham Thi My Linh									
	Nguyen Quang Minh Van							1,230,000	1.72%	
	Nguyen Quang Minh Khanh							1,003,000	1.4%	
	Nguyen Thi Thu Huong									
	Nguyen Ngoc Tram Anh									
	Nguyen Quang Long									
	Da Nang Ngoc Hoi Water Supply JSC		Chairman of the BOD/ Director	6101209288	08/06/2016	Kon Tum Department of planning and investment	Group 5, Bo Y, Quang Ngai			
	Danang Housing Construction Development JSC		Member of BOD	0400620833	25/07/2018	Da Nang Department of planning and investment	31 Nui Thanh, Hoa Cuong, Da Nang			
	New Light Ray Investment JSC		Deputy General Director	0401402429	11/01/2011	Da Nang Department of planning and investment	38 Nguyen Chi Thanh, Hai Chau, Da Nang			
3	Nguyen Quang Minh Khanh		Member of BOD/Deputy General Director					1,003,000	1.4%	
Affiliated persons										
	Nguyen Quang Trung							6,075,450	8.48%	
	Mai Thi Thi							1,203,475	1.68%	

No	Name	Securities trading account (if any)	Position at the company (if any)	ID card			Address	Number of shares owned at 17/03/2026	Percentage of share ownership (%)	Note
				No	Date of issue	Place of issue				
	Nguyen Quang Minh Khoa		Vice Chairman of the BOD/ General Director					1,530,000	2.14%	
	Nguyen Quang Minh Van							1,230,000	1.72%	
	Danang Housing Construction Development JSC		Member of BOD	0400620833	25/07/2018	Da Nang Department of planning and investment	31 Nui Thanh, Hoa Cuong, Da Nang			
	New Light Ray Investment JSC		Chairman of the BOD	0401402429	11/01/2011	Da Nang Department of planning and investment	38 Nguyen Chi Thanh, Hai Chau, Da Nang			
4	Vo Ngoc Khang		Member of BOD					0	0%	
Affiliated persons										
	Vo Ngoc Kiem									
	Pham Thi Gai									
	Phan Xuan Y									
	Ta Thi Trieu Thuy									
	Phan Thi Yen Nhi									
	Vo Phan Minh Tam									
	Vo Ngoc Hien									
	Vo Thi Phuong									
	Vo Thi Nhuan									
	Vo Thi Vinh									
	Vo Thi Phuoc									
	Vo Ngoc Khuong									
5	Nguyen Ngoc Quang							0	0%	
Affiliated persons										
	Nguyen Van Nam									

No	Name	Securities trading account (if any)	Position at the company (if any)	ID card			Address	Number of shares owned at 17/03/2026	Percentage of share ownership (%)	Note
				No	Date of issue	Place of issue				
	Do Thi Bich Phuong									
	Truong Tan Ba									
	Chau Thi Uong									
	Truong Thi Hong Dao							3,000	0.004%	
	Nguyen Truong The Bao									
	Nguyen Thi Ngoc Lien									
	Nguyen Truong Phi Hung									
6	Duong Thi Thanh Hai		Acting Chief Accountant					0	0%	
Affiliated persons										
	Duong Hien Phan									
	Phan Thi Huan									
	Nguyen Dinh Tuan									
	Duong Minh Long									
	Duong Hien Van									
	Duong Hien Son									
	Nguyen Thi Nhi									
	Nguyen Phuong Thao									
7	Dao Thi Phuoc		Head of BOS					2,654	0.004%	
Affiliated persons										
	Le Thi Loan									
	Dao Thi Thao									
	Dao Van Nam									
	Dao Van Son									
	Dao Thi Nguyen									
	Dao Thi Phuong									

No	Name	Securities trading account (if any)	Position at the company (if any)	ID card			Address	Number of shares owned at 17/03/2026	Percentage of share ownership (%)	Note
				No	Date of issue	Place of issue				
	Nguyen Le Van Vu									
	Nguyen Bao Thien									
	Nguyen Tuan Kiet									
8	Nguyen Dinh Minh Huy		Member of BOS					1,616,300	2.26 %	
Affiliated persons										
	Nguyen Dinh Nam									
	Nguyen Thi Anh Tam									
	Nguyen Dinh Minh Nhat									
	Hoang Yen Ninh		Secretary/ Authorized Information Disclosure Officer cum Corporate Governance Officer							
9	Le Thi Anh Truc		Member of BOS					0	0 %	
Affiliated persons										
	Le Duc Na									
	Dang Thi Hong									
	Le Duc Duy									
10	Hoang Yen Ninh		Secretary/ Authorized Information Disclosure Officer cum Corporate Governance Officer					0	0 %	
Affiliated persons										
	Hoang Dong									
	Phan Thi Yen Linh									

No	Name	Securities trading account (if any)	Position at the company (if any)	ID card			Address	Number of shares owned at 17/03/2026	Percentage of share ownership (%)	Note
				No	Date of issue	Place of issue				
	Hoang Trung									
	Pham Nguyen Bich Thuy									
	Nguyen Dinh Minh Huy		Member of BOS					1,616,300	2.26 %	
11	Trade Union of Da Nang Housing Development Investment Joint Stock Company	024C002 631	Social and political organization of public company	87/QĐ-LĐLĐ	12/05/2014		38 Nguyen Chi Thanh, Hai Chau, Da Nang	403,661	0.56 %	

SECRETARY



Hoang Yen Ninh

Da Nang, July 21st, 2026

CHAIRMAN OF THE BOARD OF DIRECTORS



Lương Thanh Viên