

Da Nang, July 28th, 2026

No: 03 /BC-NDX

REPORT ON CORPORATE GOVERNANCE

(The first 6 months of 2026)

To:

- The State Securities Commission
- Ha Noi Stock Exchange

- Name of company: Da Nang housing Development Construction Joint Stock Company
- Address of head office: 31 Nui Thanh Street, Hoa Cuong Ward, Da Nang City
- Telephone: 0236.3631157
- Website: ndx.com.vn Email: congtyndx@gmail.com.vn
- Charter capital: 99.875.570.000 dong
- Stock symbol: NDX
- Governance model: General Meeting of Shareholders, Board of Directors, Board of Supervisors, General Director
- The implementation of internal audit: Not yet implemented.

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 comments)

No	Resolution/Decision No	Date	Content
1	01/2026/NQ-ĐHĐCĐ-NDX	April 18 th 2026	- Approval Reports of the Executive Board, Supervisory Board and the Board of Directors on 2025 results. - Approval of the 2025 profit distribution plan and 2026 direction. - Approving the authorization for the Board of Directors to select the Auditing Company in 2026

II. Board of Directors:

1. Information about the members of the Board of Directors (BOD):

No	Board of Directors' members	Position (Independent members of the Board of Directors, Non-executive members of the Board of Directors)	The date becoming/ceasing to be the member of the Board of Directors	
			Date of appointment	Date of dismissal
1	Mr. Nguyen Van Hieu	Chairman of the BOD	15/04/2023	
2	Ms. Vo Thi Ngoc	Vice Chairman of the BOD	15/04/2023	
3	Mr. Luong Thanh Vien	Member of BOD	15/04/2023	
4	Mr. Nguyen Quang Minh Khoa	Member of BOD	15/04/2023	
5	Mr. Nguyen Quang Minh Khanh	Independent board member	15/04/2023	

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. Nguyen Van Hieu	04/04	100%	
2	Ms. Vo Thi Ngoc	04/04	100%	
4	Mr. Luong Thanh Vien	04/04	100%	
5	Mr. Nguyen Quang Minh Khoa	04/04	100%	
6	Mr. Nguyen Quang Minh Khanh	04/04	100%	

3. Supervising the Board of Management by the Board of Directors:

The first 6 months of 2026, the Board of Directors maintained regular and comprehensive oversight of the Board of Management, focusing on key areas to ensure the Company's operations were transparent, efficient, and aligned with its development direction.

Key monitoring activities include:

- Monitoring the implementation of resolutions of the General Meeting of Shareholders and the Board of Directors: Production and business targets are implemented on schedule and achieve a high completion rate

- Monitor the organization of the 2026 Annual General Meeting of Shareholders, ensuring compliance with regulations and transparency in information disclosure.

- Monitoring financial performance and disclosure obligations: Financial reports are prepared on time, and the data accurately reflects the situation.

- Assessment of investment activities, capital utilization, and debt: Buying and selling and investments are tightly controlled to limit risks.

Through regular meetings, the Board of Directors and the Management Board frequently exchange ideas and agree on solutions to overcome difficulties and ensure the achievement of the 2026 plan objectives.

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
1	01/2026/NQ-HĐQT.NDX	06/01/2026	Re: Increase in charter capital of Tia Sang Moi Investment Joint Stock Company.
2	02/2026/NQ-HĐQT.NDX	27/02/2026	Re: Organizing the 2026 Annual General Meeting of Shareholders.
3	03/2026/NQ-HĐQT.NDX	29/03/2026	Re: Reappointment of the Company's Deputy General Director.
4	04/2026/NQ-HĐQT.NDX	01/06/2026	Re: Selecting an audit firm 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. Duong Thi Thanh Hai	Head of BOS	15/04/2023	Bachelor of Economics
2	Ms. Hoang Yen Ninh	Member of BOS	15/04/2023	Bachelor of Economics
3	Ms. Pham Thi Thanh Thuy	Member of BOS	15/04/2023	College of Economics

2. Meetings of Board of Supervisors:

No	Members of Board of Supervisors	Number of meetings attended	Attendance rate	Reasons for absence
1	Ms. Duong Thi Thanh Hai	1/1	100%	
2	Ms. Hoang Yen Ninh	1/1	100%	
3	Ms. Pham Thi Thanh Thuy	1/1	100%	

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

- The Supervisory Board regularly supervises the activities of the Board of Directors and the Executive Board in implementing the objectives assigned by the Resolution of the General Meeting of Shareholders and ensuring compliance with the law.

- Participates in controlling the Company's Financial statement.

- The Supervisory Board sends people to participate in important meetings of the Board of Directors and the Company's Executive Board to promptly grasp operating policies in each stage of the Company's operations and development.

4. **The coordination among the Board of Supervisors, the Board of Management, Board of Directors and other managers:** The Supervisory Board coordinates closely with the Board of Directors and the Board of Management to control the Company's production and business activities as well as disclose information in accordance with regulations on information disclosure activities of listed companies. stock market.

5. **Other activities of the Supervisory Board:** In addition to regular tasks according to regulations, the Supervisory Board also performs tasks at the request of the Board of Directors and Executive Board when there is a request for control.

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. Luong Thanh Vien	18/04/1973	Electrical engineer	02/11/2025
2	Mr. Pham Truong Chau	22/10/1980	Road and Bridge Construction Engineer	01/12/2022
3	Mr. Nguyen Van Hieu	02/02/1978	Road and Bridge Construction Engineer	29/03/2021

V. Chief Accountant

Name	Date of birth	Qualification	Date of appointment/ dismissal
Ms. Le Thi Anh Truc	01/01/1998	Bachelor of Economics	22/04/2024

VI. Training courses on corporate governance:

Participate in short-term courses on: Improving Staff Management capacity 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 (The first 6 months of 2025/year 2025) 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: None
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): None
 - 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): None
 - 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 (The first 6 months of 2026/year 2026)

1. The list of internal persons and their affiliated persons: *Appendix 02*
2. Transactions of internal persons and affiliated persons with shares of the company:

IX. Other significant issues: None

Recipients:

- As above;
- Save VT, TK.

 CHAIRMAN OF THE BOARD OF DIRECTORS 




Nguyễn Van Hieu

APPENDIX 01: THE LIST OF AFFILIATED PERSONS OF THE COMPANY

No	Name of organization/ individual	Securities trading account (if any)	Position at the Company (if any)	No ID	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Share ownership ratio at the end of the period	Note
1	Mr. Nguyen Van Hieu		Chairman of the BOD					1.328	0.013%	
2	Ms. Vo Thi Ngoc	024C005555	Vice Chairman of the BOD					523.294	5.239%	
3	Mr. Nguyen Quang Minh Khoa	004C0387511	Member of the BOD					0	0%	
4	Mr. Nguyen Quang Minh Khanh	004C836868	Member of the BOD					0	0%	
5	Mr. Luong Thanh Vien	024C003435	Member of the BOD					354.603	3.55%	
6	Ms. Duong Thi Thanh Hai	024C002813	Head of BOS					0	0%	
7	Ms. Pham Thi Thanh Thuy		Member of BOS					42.000	0.42%	
8	Ms. Hoang Yen Ninh	026CG48122	Member of BOS					0	0%	
9	Mr. Pham Truong Chau		Deputy General Director					0	0%	
10	Ms. Le Thi Anh Truc	004C021927	Chief Accountant					0	0%	
11	Ms. Ho Thi Tra Huong	004C008962	Secretary					0	0%	

SECRETARY



Ho Thi Tra Huong

Da Nang, July 28th, 2026

CHAIRMAN OF THE BOARD OF DIRECTORS



Nguyen Van Hieu

APPENDIX 02

List of insiders and related persons of insiders (attached to the 2026 Semi-annual Corporate Governance Report)

Business name:

Danang Housing Development Construction Joint Stock Company

Stock code:

NDX

No	Stock code	Full name	Securities trading account (if any)	Position at the company (if any)	Relationship with insiders	ID card			Address	Number of shares owned at the end of the period	End of period share ownership ratio	Note
						No	Date of issue	Place of issue				
1	2	3	4	5	6	7	8	9	10	11	12	13
1	NDX	Nguyen Van Hieu		Chairman of the BOD						1.328	0.013%	
1.01	NDX	Nguyen Thi Cuc		None	Mother of Mr. Nguyen Van Hieu - Chairman of the BOD					0	0%	
1.02	NDX	Nguyen Thi Phuong Dung		None	Sister of Mr. Nguyen Van Hieu - Chairman of the BOD					0	0%	



1.03	NDX	Nguyen Thi Phuong Thao		None	Sister of Mr. Nguyen Van Hieu - Chairman of the BOD					0	0%	
1.04	NDX	Nguyen Thi Phuong Diem		None	Sister of Mr. Nguyen Van Hieu - Chairman of the BOD					0	0%	
1.05	NDX	Vo Thi Hong Luu		None	Wife of Mr. Nguyen Van Hieu - Chairman of the BOD					0	0%	
1.06	NDX	Nguyen Thi Phuong Nhi		None	Daughter of Mr. Nguyen Van Hieu - Chairman of the BOD					0	0%	
1.07	NDX	Nguyen Van Nhat		None	Son of Mr. Nguyen Van Hieu - Chairman of the BOD					0	0%	
2	NDX	Vo Thi Ngoc	024C005555	Vice Chairman of the BOD						523.294	5.239%	
2.01	NDX	Vo Thanh Huyen		None	Sister of Ms. Vo Thi Ngoc – Vice Chairman of the BOD					0	0%	
2.02	NDX	Vo Thanh Toan		None	Brother of Ms. Vo Thi Ngoc – Vice Chairman					0	0%	
2.03	NDX	Vo Thanh Huyen Trang		None	Sister of Ms. Vo Thi Ngoc – Vice Chairman of the BOD					0	0%	
2.04	NDX	Vo Van Nga		None	Brother of Ms. Vo Thi Ngoc – Vice Chairman					0	0%	

1/10/2026 HAT X O C/ell

2.05	NDX	Vo Thi Xuan Mai		None	Sister of Ms. Vo Thi Ngoc – Vice Chairman of the BOD					0	0%	
2.06	NDX	Vo Thi Xuan Thu		None	Sister of Ms. Vo Thi Ngoc – Vice Chairman of the BOD					0	0%	
2.07	NDX	Vo Thi Hanh		None	Sister of Ms. Vo Thi Ngoc – Vice Chairman of the BOD					0	0%	
2.08	NDX	Vo Thanh Minh		None	Son of Ms. Vo Thi Ngoc – Vice Chairman of the BOD					0	0%	
2.09	NDX	Vo Minh Phung		None	Son of Ms. Vo Thi Ngoc – Vice Chairman of the BOD					0	0%	
2.1	NDX	Vo Thi Thanh Thuy		None	Daughter of Ms. Vo Thi Ngoc – Vice Chairman of the BOD					0	0%	
2.11	NDX	Vo Thanh Chung		None	Son of Ms. Vo Thi Ngoc – Vice Chairman of the BOD					0	0%	
3	NDX	Nguyen Quang Minh Khanh	004C836868	Member of the BOD						0	0%	
3.1	NDX	Nguyen Quang Trung	024C000199	None	Father of Mr. Nguyen Quang Minh Khanh - Member of Board of Directors					319	3%	
3.2	NDX	Mai Thi Thi	024C000225	None	Mother of Mr. Nguyen Quang Minh Khanh - Member of Board of Directors					0	0%	

3.3	NDX	Nguyen Quang Minh Khoa	004C0387511	None	Brother of Mr. Nguyen Quang Minh Khanh - Member of Board of Directors					0	0%	
3.4	NDX	Nguyen Quang Minh Van	004C037502	None	Brother of Mr. Nguyen Quang Minh Khanh - Member of Board of Directors					0	0%	
4	NDX	Nguyen Quang Minh Khoa	004C0387511	Member of the BOD						0	0%	
4.1	NDX	Nguyen Quang Trung	024C000199	None	Father of Mr. Nguyen Quang Minh Khoa - Member of Board of Directors					319	3%	
4.2	NDX	Mai Thi Thi	024C000225	None	Mother of Mr. Nguyen Quang Minh Khoa - Member of Board of Directors					0	0%	
4.3	NDX	Nguyen Quang Minh Khanh	004C0387511	None	Brother of Mr. Nguyen Quang Minh Khoa - Member of Board of Directors					0	0%	
4.4	NDX	Nguyen Quang Minh Van	004C037502	None	Brother of Mr. Nguyen Quang Minh Khoa - Member of Board of Directors					0	0%	
4.5	NDX	Nguyen Thi Thu Huong	058C044440	None	Wife of Mr. Nguyen Quang Minh Khoa - Member of Board of Directors					0	0%	
5	NDX	Luong Thanh Vien	024C003435	Member of the BOD						354.603	3.55%	

5.1	NDX	Nguyen Thi Minh		None	Mother of Mr. Luong Thanh Vien - Member of Board of Directors					0	0%	
5.2	NDX	Luong Thach Vu		None	Brother of Mr. Luong Thanh Vien - Member of Board of Directors					0	0%	
5.3	NDX	Luong Thach Vy		None	Brother of Mr. Luong Thanh Vien - Member of Board of Directors					0	0%	
5.4	NDX	Luong Thach Vien		None	Brother of Mr. Luong Thanh Vien - Member of Board of Directors					0	0%	
5.5	NDX	Luong Thi Diem Chi		None	Sister of Mr. Luong Thanh Vien - Member of Board of Directors					0	0%	
5.6	NDX	Luong Thi Duyen Chi		None	Sister of Mr. Luong Thanh Vien - Member of BOD					0	0%	
5.7	NDX	Luong Thanh Anh Thy		None	Daughter of Mr. Luong Thanh Vien - Member of BOD					0	0%	
5.8	NDX	Luong Thanh Anh Thu		None	Daughter of Mr. Luong Thanh Vien - Member of BOD					0	0%	
6	NDX	Pham Truong Chau		Deputy General Director						0	0%	
6.1	NDX	Đo Thi Tuyet		None	Mother of Mr. Pham Truong Chau - Deputy General Director					0	0%	
6.2	NDX	Tran Thi Xuan An		None	Wife of Mr. Pham Truong Chau - Deputy General Director					0	0%	

6.3	NDX	Pham Thi Tuyen		None	Sister of Mr. Pham Truong Chau - Deputy General Director					0	0%	
6.4	NDX	Pham Thi Tuyen		None	Sister of Mr. Pham Truong Chau - Deputy General Director					0	0%	
6.5	NDX	Pham Truong Tan		None	Brother of Mr. Pham Truong Chau - Deputy General Director					0	0%	
6.6	NDX	Pham Tran Hoai Thuong		None	Daughter of Mr. Pham Truong Chau - Deputy General Director					0	0%	
6.7	NDX	Pham Tran Huyen Tran		None	Daughter of Mr. Pham Truong Chau - Deputy General Director					0	0%	
7	NDX	Duong Thi Thanh Hai	024C002813	Head of BOS						0	0%	
7.1	NDX	Duong Hien Phan		None	Father of Ms. Duong Thi Thanh Hai - Head of BOS					0	0%	
7.2	NDX	Phan Thi Huan		None	Mother of Ms. Duong Thi Thanh Hai - Head of BOS					0	0%	
7.3	NDX	Nguyen Dinh Tuan		None	Husband of Ms. Duong Thi Thanh Hai - Head of BOS					0	0%	
7.4	NDX	Duong Minh Long		None	Brother of Ms. Duong Thi Thanh Hai - Head of BOS					0	0%	

7.5	NDX	Duong Hien Van		None	Brother of Ms. Duong Thi Thanh Hai - Head of BOS					0	0%	
7.6	NDX	Nguyen Thi Nhi		None	Sister-in-law of Ms. Duong Thi Thanh Hai - Head of BOS					0	0%	
7.7	NDX	Nguyen Phuong Thao		None	Daughter of Ms. Duong Thi Thanh Hai - Head of BOS					0	0%	
8	NDX	Pham Thi Thanh Thuy		Member of BOS						42,000	0.42%	
8.1	NDX	Nguyen Thi Thuong		None	Mother of Ms. Pham Thi Thanh Thuy - Member of BOS					0	0%	
8.2	NDX	Tran Thang Long		None	Husband of Ms. Pham Thi Thanh Thuy - Member of BOS					0	0%	
8.3	NDX	Nguyen Nhat Thao My		None	Daughter of Ms. Pham Thi Thanh Thuy - Member of BOS					0	0%	
8.4	NDX	Tran Bao Nhi		None	Daughter of Ms. Pham Thi Thanh Thuy - Member of BOS					0	0%	
8.5	NDX	Pham Cong Cuong		None	Brother of Ms. Pham Thi Thanh Thuy - Member of BOS					0	0%	
8.6	NDX	Pham Cong Phu		None	Brother of Ms. Pham Thi Thanh Thuy - Member of BOS					0	0%	
8.7	NDX	Pham Thi Quynh Chau		None	Sister of Ms. Pham Thi Thanh Thuy - Member of BOS							
9	NDX	Hoang Yen Ninh	026CG48122	Member of BOS						0	0%	

9.1	NDX	Hoang Dong		None	Father of Ms. Hoang Yen Ninh - Member of BOS					0	0%	
9.2	NDX	Phan Thi Yen Linh		None	Mother of Ms. Hoang Yen Ninh - Member of BOS					0	0%	
9.3	NDX	Hoang Trung		None	Sister of Ms. Hoang Yen Ninh - Member of BOS					0	0%	
9.4	NDX	Nguyen Dinh Minh Huy	024C002757	None	Husband of Ms. Hoang Yen Ninh - Member of BOS					0	0%	
10	NDX	Le Thi Anh Truc	004C021927	Chief Accountant						0	0%	
10.1	NDX	Le Duc Na		None	Father of Ms. Le Thi Anh Truc - Chief Accountant					0	0%	
10.2	NDX	Dang Thi Hong		None	Mother of Ms. Le Thi Anh Truc - Chief Accountant					0	0%	
10.3	NDX	Le Duc Duy		None	Brother of Ms. Le Thi Anh Truc - Chief Accountant					0	0%	
10.4	NDX	Nguyen Huu Bang		None	Husband of Ms. Le Thi Anh Truc - Chief Accountant					0	0%	
11	NDX	Ho Thi Tra Huong	024C008962	Secretary						0	0%	
11.1	NDX	Ho Van Chau		None	Father of Ms. Ho Thi Tra Huong - Secretary					0	0%	

11.2	NDX	Truong Thi Dai Trang		None	Mother of Ms. Ho Thi Tra Huong - Secretary					0	0%	
11.3	NDX	Ho Thi Tra My		None	Sister of Ms. Ho Thi Tra Huong - Secretary					0	0%	
11.4	NDX	Ho Quoc Tuan		None	Brother of Ms. Ho Thi Tra Huong - Secretary					0	0%	

SECRETARY



Ho Thi Tra Huong

Da Nang, July 28th, 2026

CHAIRMAN OF THE BOARD OF DIRECTORS



Nguyen Van Hieu