

DA NANG HOUSING INVESTMENT
DEVELOPMENT JOINT STOCK COMPANYSOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

No: 58 /CV-NDN

Da Nang, October 21st, 2026“Re: Explanation of Consolidated Financial Statements
for the 3rd Quarter of 2026”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. Consolidated Financial Statements for the 3rd Quarter of 2026 prepared on October 21, 2026
including:

- Consolidated Statement of Financial Position
- Consolidated Income statement
- Consolidated Cash flow statement
- Consolidated Financial statement footnotes

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

NDN's production and business situation in the 3rd Quarter of 2026 has fluctuations in revenue and
profit compared to the 3rd Quarter of 2025 as follows:

Unit: VND million

No	Target	Q3/2025	Q3/2026	Difference (increase/ decrease %)
1	Total Revenue	105.741	22.858	-78,38 %
2	Total Expenses	20.582	31.300	52,07 %
3	Profit Before Tax	85.147	- 10.706	- 112.57 %
4	Profit After Tax	70.842	- 10.443	- 114.74 %

Explanation:

The decrease in profit in the 3rd Quarter of 2026 compared to the 3rd Quarter of 2025 is due to: adverse
volatility in stock market affects the company's portfolio performance, increasing costs and provisions
for losses.

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