HOÀNG YẾN NINH
Digitally signed by HOÀNG YẾN NINH
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DA NANG HOUSING INVESTMENT DEVELOPMENT JOINT STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

No: 57 /CV-NDN
"Re: Explanation of Financial Statements for the 3rd Quarter of 2026"

Da Nang, October 21st, 2026

To: - The State Securities Committee
- Ha Noi 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. Financial report for the 3rd Quarter of 2026 prepared on October 21,2026 including:

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

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

NDN's 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	105.633	22.396	- 78,8%
2	Total Expenses	20.482	32.828	60,3%
3	Profit Before Tax	85.151	- 10.431	- 112,3%
4	Profit After Tax	70.896	-9.719	- 113,7%

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.

Information disclosure person

Recipients:
- *As above;*
- *Save VT, TK.*

S.Đ.K.K.D: 0400101323 - C.T.C.P - CÔNG TY CỔ PHẦN ĐẦU TƯ PHÁT TRIỂN NHÀ ĐÀ NẴNG - Q. HẢI CHÂU - ĐÀ NẴNG

Hoang Yen Ninh