

No: 17 /CV-NDN
“Re: Explanation of Financial Statements
for Quarter 4/2024”

Da Nang, January 17th 2025

To: - The State Securities Commission of Vietnam
- Hanoi Stock Exchange

1. Company name: Da Nang Housing Investment Development Joint Stock Company
 2. Stock symbol: NDN
 3. Headquarter address: 38 Nguyen Chi Thanh Street, Thach Thang Ward, Hai Chau District, 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 report for the 4th quarter of 2024 prepared on 17/01/2025 including:
 - Balance sheet
 - Income Statement
 - Cash flow statement
 - Financial statement footnotes
 - 6.2. Explanation for: difference of more than 10% of net profit after tax compared to the same period of last year
- General business situation of NDN in the fourth quarter of 2024 has fluctuations in revenue and profit compared to the fourth quarter of 2023 as follows:

No	Target	Q4/2023	Q4/2024	Difference (increase/ decrease %)
1	Total Revenue	78.025	22.841	-70,7%
2	Total Expenses	48.692	25.789	- 47%
3	Profit Before Tax	29.333	-2.948	- 110,1%
4	Profit After Tax	23.141	-5.569	- 124,1%

Explanation:

The decrease in profit in Q4/2024 compared to Q4/2023 is due to: Decrease in revenue from real estate trading activities.

7. Website address disclosing the consolidated financial statements: www.ndn.com.vn

We commit that the information published above is true, and are fully responsible before the law for the content of the published information.

Recipients:

- As above;
- Save VT, TK.

