

No: 03 /BC-NDN

Da Nang, July 28th, 2025

CORPORATE GOVERNANCE REPORT
(The first 6 months of 2025)

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, Thach Thang Ward, Hai Chau District, 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	01/2025/NQ-DHĐCĐ-NDN	April 19 th 2025	<ul style="list-style-type: none">- Approval of Executive's report, the Supervisory Board's report, and the Board of Directors' report on business result of 2024, the business plan for 2025, and the remuneration plan for the Board of Directors and the Board of Supervisors in 2025.- Approval of the Election Results of the Members of the Board of Directors and the Board of Supervisors for the Term 2025-2030.- Approval of the audited financial statements for 2024, and profit distribution plan for 2024.- Approval of the authorization for the Board of Directors to select an auditing company to audit the 2025 financial statements.- Approval of the amendment of the Company's internal corporate governance regulations.

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	9 out of 9	100%	
2	Mr. Nguyen Quang Minh Khoa	9 out of 9	100%	
4	Mr. Nguyen Quang Minh Khanh	9 out of 9	100%	
5	Mr. Vo Ngoc Khang	9 out of 9	100%	
6	Mr. Nguyen Ngoc Quang	9 out of 9	100%	

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

In 2025, the Board of Directors focused on directing and monitoring the following activities:

- Successfully organizing the 2025 Annual General Meeting of Shareholders on April 19th, 2024.
- 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.
- Swiftly finishing the process of granting Certificates of land use right for the apartments in the Monarchy Block B project and continue to hand over the apartments to eligible customers.

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	01/2025/NQ-HĐQT.NDN	08/01/2025	Re: Dismissal and appointment of the Secretary of the Board cum the Internal Administrator and the Authorized Information Disclosure Person.
02	02/2025/NQ-HĐQT.NDN	21/02/2025	Re: Organizing the 2024 Annual General Meeting of Shareholders.
03	03/2025/NQ-HĐQT.NDN	12/04/2025	Re: Approval of the list of candidates for election to the Board of Directors and Supervisory Board for the term 2025-2030.
04	04/2025/NQ-HĐQT.NDN	23/04/2025	Re: Electing the Chairman of the Board of DN Housing Investment Development Joint Stock Company for the term 2025-2030.
05	05/2025/NQ-HĐQT.NDN	15/05/2025	Re: Record date for cash dividend payment for 2024.
06	06/2025/NQ-HĐQT.NDN	19/05/2025	Re: Capital contribution to increase charter capital of Tia Sang Moi Investment Joint Stock Company.
07	07/2025/NQ-HĐQT.NDN	22/05/2025	Re: Re-appointing the Acting Chief Accountant.
08	08/2025/NQ-HĐQT.NDN	06/06/2025	Re: Selecting an Auditing Company for 2025.

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
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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 Van	Brother of Vice Chairman of the Board of Directors cum General Director of the Company	830,000	1.16%	1,230,000	1.72%	- Buy 400,000 shares from 01/01/2025 to 02/01/2025
2	Mr. Nguyen Dinh Nam	Father of the Member of the Board of Supervisors	1,616,300	2.26%	0	0%	- Sell 600,000 shares from 03/03/2025 to 12/03/2025
3	Mr. Nguyen Dinh Minh Huy	Member of the Board of Supervisors	0	0%	1,616,300	2.26%	- Buy 600,000 shares from 03/03/2025 to 12/03/2025

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 (if any)	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		

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	Time of starting to be affiliated person	Time of ending to be affiliated person	Reason
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	Duong Thi Thanh Hai		Acting Chief Accountant					01/06/2021		

SECRETARY

Da Nang, July 28th, 2025

CHAIRMAN OF THE BOARD OF DIRECTORS



Hoang Yen Ninh

Lương Thanh Viên

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 transactions with the Company	Resolution No. or Decision No. approved by Board of Directors (if any)	Content, quantity, total value of transaction
1	Da Nang Housing Construction Development Joint Stock Company	NDN Chairman of the BOD is also Vice General Director of DN Housing Construction Development JSC	0400620833	May 15, 2008	Da Nang Department of Planning and Investment	31 Nui Thanh, Hoa Thuan Dong Ward, Hai Chau District, Da Nang	2025	N/A	Payment for construction volume: 500,000,000 VND

Da Nang, July 28th, 2025

SECRETARY

CHAIRMAN OF THE BOARD OF DIRECTORS



[Signature]

[Signature]

Hoang Yen Ninh

Lương Thanh Viên

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 17/03/2025	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									
	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 Development Joint Stock Company		General Director – Member of the BOD	0400620833	25/07/2018	DN Department of planning and investment	31 Nui Thanh, Hoa Thuan Dong, Hai Chau, Da Nang			

No	Name	Securities trading account (if any)	Position at the company (if any)	ID card		Address	Number of shares owned at 17/03/2025	Percentage of share ownership (%)	Note
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%	
	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								
	Da Nang Ngoc Hoi Water Supply Joint Stock Company		Chairman of the BOD/ Director	6101209288	08/06/2016	Kon Tum Department of planning and investment			
	Danang Housing Development Joint Stock Company		Member of BOD	0400620833	25/07/2018	Da Nang Department of planning and investment			
	Tia Sang Moi Investment Joint Stock Company		Deputy General Director	0401402429	11/01/2011	Da Nang Department of planning and investment			

No	Name	Securities trading account (if any)	Position at the company (if any)	ID card	Address	Number of shares owned at 17/03/2025	Percentage (%)	Note
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%	
	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 Development Joint Stock Company		Member of BOD	0400620833	Da Nang Department of planning and investment			
	Tia Sang Moi Investment Joint Stock Company		Chairman of the BOD	0401402429	Da Nang Department of planning and investment			
4	Vo Ngoc Khang		Member of BOD			0	0%	
Affiliated persons								
	Vo Ngoc Kiem				Dead			
	Pham Thi Gai							
	Phan Xuan Y							
	Ta Thi Trieu Thuy							
	Phan Thi Yen Nhi							

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No	Name	Securities trading account (if any)	Position at the company (if any)	ID card	Address	Number of shares owned at 17/03/2025	Percentage (%)	Note
	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		Member of BOD			0	0%	
Affiliated persons								
	Nguyen Van Nam							
	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								
	Nguyen Dinh Tuan	None						
	Duong Hien Phan	None						
	Phan Thi Huan	None						
	Duong Minh Long	None						
	Duong Hien Van	None						

No	Name	Securities trading account (if any)	Position at the company (if any)	ID card	Address	Number of shares owned at 17/03/2025	Percentage (%)	Note
	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							
	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							
9	Le Thi Anh Truc		Member of BOS			0	0%	
Affiliated persons								
	Le Duc Na							
	Dang Thi Hong							
	Le Duc Duy							

No	Name	Securities trading account (if any)	Position at the company (if any)	ID card		Address	Number of shares owned at 17/03/2025	Percentage (%)	Note
10	Hoang Yen Ninh		Secretary				0	0%	
Affiliated persons									
	Hoang Dong								
	Phan Thi Yen Linh								
	Hoang Trung								
	Pham Nguyen Bich Thuy								
	Nguyen Dinh Minh Huy		Member of BOS				1,616,300	2.26%	
11	Cao Thi Thien		Secretary (Before 08/01/2025)				0	0%	
Affiliated persons									
	Cao Duc Tuong								
	Hoang Thi Nhung								Dead
	Cao Thi Vinh								
	Vu Tien Dung								
	Cao Thi Hoa								
	Cao Duc Tuan								
	Cao Thi Sen								
	Cao Duc Ba								
	Cao Duc Tu								

No	Name	Securities trading account (if any)	Position at the company (if any)	ID card		Address	Number of shares owned at 17/03/2025	Percentage (%)	Note
12	Trade Union of Da Nang Housing Development Investment Joint Stock Company	024C002631	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%	

Da Nang, July 28th, 2025

SECRETARY



Hoang Yen Ninh

CHAIRMAN OF THE BOARD OF DIRECTORS



Lương Thanh Viên