

No: 01/2025/BB.ĐHĐCĐ-NDX

Da Nang, April 26th, 2025

MINUTES
ANNUAL GENERAL MEETING OF SHAREHOLDERS 2025
DA NANG HOUSING DEVELOPMENT CONSTRUCTION JSC

Time and Venue of the Meeting:

- Time: 08:30 AM, April 26th, 2025
- Venue: 3rd Floor Hall – Haian Riverfront Hotel, 182 Bach Dang Street, Hai Chau District, Da Nang City.

I. Participants and Legality, Validity of the Meeting:

1. Participants:

- Members of the Board of Directors (BOD), the Board of Supervisors (BOS), and Executive Board of the Company;
- Shareholders of the Company.

2. Legality and Validity of the Meeting:

Pursuant to the Verification Minutes of Shareholder Eligibility to attend the Annual General Meeting of Shareholders 2025, Mrs. Phan Thi Vi - Head of the Shareholder Eligibility Verification Committee announced as follows:

No.	Shareholder	Number of Shareholders	Number of Voting Shares	Percentage (%)
1	Total number of shareholders eligible to attend the Meeting according to the shareholder list as of 24/03/2025	590	9.587.557	100%
2	Number of shareholders and authorized representatives present at the Meeting	30	5.774.234	60,23%

The Annual General Meeting of Shareholders 2025 of Da Nang Housing Development Construction Joint Stock Company on 26/04/2025 represents 5.774.234 shares / 9.587.557 shares, accounting for 60,23% of the total voting shares of the Company (>51%), which is legal and valid.

II. Meeting Agenda:

1. The Organizing Committee presented the following:

- a. Report on the Meeting Agenda and the Meeting Regulations.

Voting results:

Agree: 100 %

- Disagree: 0 %

- No opinion: 0 %

- b. Introduce the members of the Presidium, Secretariat, and Counting Committee:

*** Presidium:**

- | | |
|-------------------------------|---|
| 1. Ms: Vo Thi Ngoc | Vice Chairman of the BOD, Chairman of the Meeting |
| 2. Mr: Luong Thanh Vien | Member of the BOD, Member |
| 3. Mr: Nguyen Quang Minh Khoa | Member of the BOD, Member |

*** Secretariat**

- | | |
|-------------------------|--------|
| 1. Ms: Le Thi Anh Truc | Head |
| 2. Ms: Ho Thi Tra Huong | Member |

*** Counting Committee:**

- | | |
|-----------------------------|--------|
| 1. Ms: Phan Thi Vi | Head |
| 2. Ms: Pham Nguyen Thu Hien | Member |
| 3. Ms: Ngo Thi Thuy Lai | Member |
| 4. Mr: Le Tan Pa | Member |

Voting results:

Agree: 100 % - Disagree: 0 % - No opinion: 0 %

2. Mr. Ong Van Hung – Deputy General Director of the Company presented the 2024 Business Performance Report (attached report)

Unit: Million VND

No	Indicator	2024 Plan	2024 Actual	Achievement Rate (%)
1	Total Revenue	115.789,69	55.184,24	47.66 %
2	Total Expenses	110.008,75	54.963,99	49.96 %
3	Pre-tax Profit	5.789,93	220,24	3.8 %
4	After-tax Profit	4.631,95	66,07	1.43%

Voting results:

Agree: 99,97 % - Disagree: 0,03 % - No opinion: 0 %

3. Ms. Duong Thi Thanh Hai – Head of the Supervisory Board reported on the Supervisory Board's activities in 2024 (attached report).

Unit: million VND

TARGET	Closing Balance	Opening Balance
A. Current Assets	139.950,47	153.227,06
B. Non-Current Assets	73.596,56	78.495,39
Total Assets	213.547,03	231.722,45
C. Liabilities	93.662,96	108.119,53
D. Owner's Equity	119.884,07	123.602,91
Total Capital Sources	213.547,03	231.722,45

Voting results:

Agree: 100 % - Disagree: 0 % - No opinion: 0 %

4. Ms. Vo Thi Ngoc – Vice Chairman of the BOD reported on the Board of Directors' activities in 2024 and production orientation in 2025 (attached report).

BUSINESS PRODUCTION PLAN 2025

Unit: Million VND

No	Indicator	2025 Plan
1	Charter capital	99.875,57
2	Total Revenue	178.000
3	Total Expenses	169.100
4	Pre-tax Profit	8.900
5	After-tax Profit	7.120
6	Dividend payout ratio	7%

REMUNERATION PLAN FOR BOD AND SUPERVISORY BOARD IN 2025

ĐVT: đồng

No.	Content	Remuneration Plan for 2025
1	Chairman of the BOD	5.000.000 VND/ month
2	Vice Chairman of the BOD	4.000.000 VND/ month
3	Members of the BOD (3 members)	3.000.000 VND/person/month
4	Head of the BOS	3.000.000 VND/ month
5	Members of the BOS (2 members)	2.000.000 VND/person/month
6	Secretary cum Corporate Governance Officer	2.500.000 VND/ month

Voting results:

Agree: 99,9 %

- Disagree: 0,1 %

- No opinion: 0 %

5. Mr. Nguyen Quang Minh Khoa - Member of the BOD read the Report on Audited Financial Statements 2024 and Profit Distribution 2024

No profit distribution in 2024.

Voting results:

Agree: 100 %

- Disagree: 0 %

- No opinion: 0 %

6. Mr. Pham Truong Chau – Deputy General Director read the Proposal for selecting an audit unit for the 2025 financial statements.

The General Meeting of Shareholders authorizes the Board of Directors to select an Audit Firm with the following criteria: an Audit company with extensive experience in construction and real estate activities and approved by the State Securities Commission to audit the financial statements in 2025.

Voting results:

Agree: 100 %

- Disagree: 0 %

- No opinion: 0 %

The General Meeting discussed.

Shareholders' opinions and responses from the Presidium.

7. Ms. Le Thi Anh Truc – Head of the Secretariat read the Minutes and Resolution of the Congress:

Voting results:

Agree: 100 %

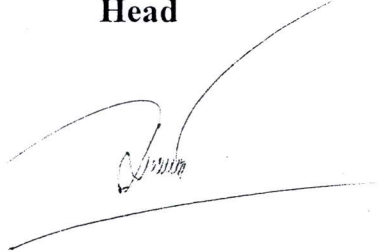
- Disagree: 0 %

- No opinion: 0 %

The 2025 Annual General Meeting of Shareholders ended at 11:30 AM on the same day. The Minutes of the meeting were prepared in 01 copy and duly approved at the General Meeting.

THE SECRETARIAT

Head



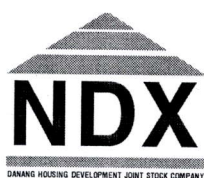
Le Thi Anh Truc

**OBO THE GENERAL MEETING OF
SHAREHOLDERS**

Chairman



Nguyen Van Hieu



DA NANG HOUSING DEVELOPMENT CONSTRUCTION JSC - NDX

Address: 31 Nui Thanh, Binh Thuan Ward, Hai Chau District, Da Nang City

Phone: 0236.3631 157

Email: congtyndx@gmail.com Website: www.ndx.com.vn

No: 01/NQ-ĐHĐCĐ-NDX

Da Nang, April 26th, 2025

RESOLUTION ANNUAL GENERAL MEETING OF SHAREHOLDERS 2025

- Pursuant to the Charter of Da Nang Housing Development Construction JSC;
- Pursuant to the Minutes and voting results of the 2025 Annual General Meeting of Shareholders of Da Nang Housing Development Construction Joint Stock Company held on April 26th, 2025, with 30 attending shareholders (and authorized representatives), representing 5.774.234 voting shares and accounting for 60.23% of the total 9.587.557 voting shares.

GENERAL MEETING OF SHAREHOLDERS DA NANG HOUSING DEVELOPMENT CONSTRUCTION JSC RESOLVES:

Article 1. Approve the Reports of the Executive Board, the Board of Supervisors, and Board of Directors on the 2024 results, the 2025 business plan, and the 2025 remuneration plan for the BOD and Supervisory Board with the following details:

1. Business Performance Report 2024

Unit: Million VND

No	Indicator	2024 Plan	2024 Actual	Achievement Rate (%)
1	Total Revenue	115.789,69	55.184,24	47.66 %
2	Total Expenses	110.008,75	54.963,99	49.96 %
3	Pre-tax Profit	5.789,93	220,24	3.8 %
4	After-tax Profit	4.631,95	66,07	1.43%

2. Business Plan Targets for 2025

Unit: Million VND

No	Indicator	2025 Plan
1	Charter capital	99.875,57
2	Total Revenue	178.000
3	Total Expenses	169.100
4	Pre-tax Profit	8.900
5	After-tax Profit	7.120
6	Dividend payout ratio	7%

Resolution of the AGM of Shareholders of NDX dated April 26, 2025

Trang 1/2



3. Remuneration Plan for the BOD and Supervisory Board in 2025:

No.	Content	Remuneration Plan for 2025
1	Chairman of the BOD	5.000.000 VND/ month
2	Vice Chairman of the BOD	4.000.000 VND/ month
3	Members of the BOD (3 members)	3.000.000 VND/person/month
4	Head of the BOS	3.000.000 VND/ month
5	Members of the BOS (2 members)	2.000.000 VND/person/month
6	Secretary cum Corporate Governance Officer	2.500.000 VND/ month

Article 2. Approval of the 2024 Audited Financial Report and non-distribution of profits in 2024.

Article 3. Approve the authorization for the Board of Directors to select an Auditing Company with the criteria: an auditing company with extensive experience in construction and real estate activities and approved by the State Securities Commission to audit listed organizations, to conduct the audit of the 2025 Financial Statements.

Article 4. Implementation provisions:

The Resolution of the 2025 Annual General Meeting of Shareholders of Danang Housing Development Construction Joint Stock Company was unanimously approved in full by the General Meeting at the meeting and took effect from April 26, 2025.

All shareholders, members of the Board of Directors, Board of Supervisors, and Executive Board of Danang Housing Development and Construction Joint Stock Company are responsible for implementing this Resolution./.

Recipients:

- As stated in Article 5;
- Filed at Office Archives,
Secretary - NDX.



CHAIRMAN

Nguyen Van Hieu

