

No: *M* /CV-NDX

Da Nang, March 31th, 2026

DISPATCH

“Re: Explanation of differences before and after auditing of the 2025 financial statements”

To: - State Securities Commission
- Hanoi Stock Exchange

1. Company Name: Da Nang Housing Development Construction Joint Stock Company
2. Stock Code: NDX
3. Head Office Address: 31 Nui Thanh Street, Hoa Cuong Ward, Da Nang City
4. Phone Number: 0236.3631 157
5. Information Disclosure Officer: Ms. Ho Thi Tra Huong, Position: Secretary of the Board
6. Disclosure Information:
 - 6.1 Audited financial statements for 2025 include: Balance sheet, income statement, cash flow statements, and notes to the financial statements.
 - 6.2 Explanation: The differences before and after audit are as follows::

Unit: VND

No	Indicator	2025 (Before audit)	2025 (After audit)	Percentage Change
1	Total Revenue	81,960,945,422	81,960,655,432	0.00%
2	Profit before tax	7,422,521,249	6,933,362,243	-6.59%
3	Profit after corporate income tax	5,789,921,569	5,366,370,617	-7.32%

7. **Explanation:**

The difference resulting from additional cost adjustments during the year, such as interest expense deductions up to December 31, 2025, salary expenses, provisions for subsidiary investments, and other minor expenses, led to an upward adjustment of the current corporate income tax.

Website address for posting the entire financial report: www.ndx.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-NDX

Authorized Person for Information Disclosure



Ho Thi Tra Huong

No: 12 /CV-NDX

Da Nang, March 31th, 2026

DISPATCH

“Re: Explanation of differences before and after auditing of the 2025 consolidated financial statements”

To: - State Securities Commission
- Hanoi Stock Exchange

1. Company Name: Da Nang Housing Development Construction Joint Stock Company
2. Stock Code: NDX
3. Head Office Address: 31 Nui Thanh Street, Hoa Cuong Ward, Da Nang City
4. Phone Number: 0236.3631 157
5. Information Disclosure Officer: Ms. Ho Thi Tra Huong, Position: Secretary of the Board
6. Disclosure Information:

6.1 Audited consolidated financial statements for 2025 include: Consolidated balance sheet, consolidated income statement, consolidated cash flow statements, and notes to the consolidated financial statements.

6.2 Explanation: The differences before and after audit are as follows:

Unit: VND

No	Indicator	2025 (Before audit)	2025 (After audit)	Percentage Change
1	Total Revenue	81,960,945,422	81,960,655,432	0.00%
2	Profit before tax	7,422,521,249	6,933,362,243	-6.59%
3	Profit after corporate income tax	5,789,921,569	5,366,370,617	-7.32%

7. Explanation:

The difference resulting from additional cost adjustments during the year, such as interest expense accrual up to December 31, 2025, salary expenses, provisions for subsidiary investments, and other minor expenses, led to an upward adjustment of the parent company's current corporate income tax.

Website address for posting the entire financial report: www.ndx.com.vn

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Authorized Person for Information Disclosure



Ho Thi Tra Huong

**DANANG HOUSING DEVELOPMENT
CONSTRUCTION JOINT STOCK
COMPANY**

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

No: 13 /CV-NDX

Da Nang, March 31, 2026

“V/v: Explanation of Financial Statements
2025 vs 2024”

To: - State Securities Commission
- Hanoi Stock Exchange

1. Company Name: Da Nang Housing Development Construction Joint Stock Company
2. Stock Code: NDX
3. Head Office Address: 31 Nui Thanh Street, Hoa Cuong Ward, Da Nang City
4. Phone Number: 0236.3631 157
5. Information Disclosure Officer: Ms. Ho Thi Tra Huong, Position: Secretary of the Board
6. Disclosure Information:
 - 6.1 Audited financial statements for 2025 include: Balance sheet, income statement, cash flow statements, and notes to the financial statements.
 - 6.2 Explanation content: explanation of difference > 10% of net profit compared to last year:

Unit: VND

No	Indicator	2024	2025	Percentage Change
1	Total Revenue	51,776,959,101	78,764,643,415	52.12%
2	Profit before tax	300,605,804	6,964,319,144	2216.76%
3	Profit after corporate income tax	178,160,008	5,509,943,347	2992.69%

Explanation:

In 2025, Da Nang Housing Development Construction Joint Stock Company achieved a revenue of VND 78,76 billion, with a post-tax profit of VND 5,51 billion. Compared to the same period last year, the post-tax profit decreased due to the scarcity of input raw materials, affecting the demand for supplying concrete and construction materials.

7. Website address for posting the entire financial report: www.ndx.com.vn
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Ho Thi Tra Huong

**DANANG HOUSING DEVELOPMENT
CONSTRUCTION JOINT STOCK
COMPANY**

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

No: 14 /CV-NDX

Da Nang, March 31, 2026

“V/v: Explanation of Consolidated Financial
Statements 2025 vs 2024”

To: - State Securities Commission
- Hanoi Stock Exchange

1. Company Name: Da Nang Housing Development Construction Joint Stock Company
2. Stock Code: NDX
3. Head Office Address: 31 Nui Thanh Street, Hoa Cuong Ward, Da Nang City
4. Phone Number: 0236.3631 157
5. Information Disclosure Officer: Ms. Ho Thi Tra Huong, Position: Secretary of the Board
6. Disclosure Information:

6.1 Audited consolidated financial statements for 2025 include: Consolidated balance sheet, consolidated income statement, consolidated cash flow statements, and notes to the consolidated financial statements.

6.2 Explanation content: explanation of difference > 10% of net profit compared to last year:

Unit: VND

No	Indicator	2024	2025	Percentage Change
1	Total Revenue	55,184,236,438	81,960,955,432	48.52%
2	Profit before tax	220,241,797	6,933,362,243	3048.07%
3	Profit after corporate income tax	66,072,013	5,366,370,617	8022.00%

Explanation:

In 2025, Da Nang Housing Development Construction Joint Stock Company achieved a revenue of VND 81,96 billion, with a post-tax profit of VND 5,37 billion. Compared to the same period last year, the post-tax profit decreased due to a decline in construction demand, leading to a drop in construction revenue. Additionally, the shortage of raw materials caused a significant decline in total revenue.

7. Website address for posting the entire financial report: www.ndx.com.vn

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