DANANG HOUSING DEVELOPMENT CONSTRUCTION JOINT STOCK COMPANY	SOCIALIST REPUBLIC OF VIETNAM Independence – Freedom – Happiness
No: 17A /CV-NDX "V/v: Explanation of Financial Statements 2024 vs 2023"	*Da Nang, March 29, 2025*

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, Binh Thuan Ward, Hai Chau District, 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 2024 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	2023	2024	Percentage Change
1	Total Revenue	117,876,360,089	51,776,959,101	-56.08%
2	Profit before tax	5,471,962,454	300,605,804	-94.51%
3	Profit after corporate income tax	4,277,547,866	178,160,008	-95.83%

Explanation:

In 2024, Da Nang Housing Development Construction Joint Stock Company achieved a revenue of VND 51.77 billion, with a post-tax profit of VND 178.16 million. 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

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

HỒ THỊ TRÀ HƯƠNG

Được ký bởi HỒ THỊ TRÀ HƯƠNG
Ngày ký: 29.03.2025 15:12

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- As above;
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Ho Thi Tra Huong