

**SUNSHINE GROUP JOINT
STOCK COMPANY**

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

No.: 426.../2026/SSG-CBTT

Hanoi, July. 30..., 2026

**To: State Securities Commission of Viet Nam
Ha Noi Stock Exchange**

Name of organization: Sunshine Group Joint Stock Company

Stock code: KSF

Head office address: 12th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Viet Nam.

Phone number: 024 730 52999

Website: <https://sunshinegroup.vn/>

Person in charge of information disclosure: Mr. Ho Duc Viet – Authorized Person for Information Disclosure

Loại công bố thông tin:

☒ Periodic

☐ Extraordinary

☐ 24h

☐ Other

Content of information disclosure:

Sunshine Group Joint Stock Company announces report on corporate governance for the first six months of 2026.

This information was disclosed on the Company's website on July. 30., 2026 at the following link: <https://sunshinegroup.vn/bao-cai-quan-tri-cong-ty/>.

We hereby certify that the above information is true and correct and we take full legal responsibility for the disclosed information. *[Signature]*

Recipients:

- As above
- Filed at: Office

**AUTHORIZED PERSON FOR
INFORMATION DISCLOSURE**



[Signature]
HO DUC VIET

**SUNSHINE GROUP
JOINT STOCK COMPANY**

THE SOCIALIST REPUBLIC OF VIET NAM
Independence - Freedom - Happiness

No: 427/2026/BCTHQT- SSG

Ha Noi City, July 30 ..., 2026

REPORT ON CORPORATE GOVERNANCE

(First six months of 2026)

To: - State Securities Commission of Viet Nam;
- Ha Noi Stock Exchange.

- Name of company: **SUNSHINE GROUP JOINT STOCK COMPANY**
- Address of headoffice: 12th Floor, Sunshine Center Building, No. 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam
- Telephone: (024) 7305 2999 Fax: Email: info@sunshinegroup.vn
- Charter capital: VND 8,997,873,080,000
- Stock symbol: KSF
- Governance model: General Meeting of Shareholders, Board of Directors, Board of Supervisors, and Chief Executive Officer.
- The implementation of internal audit: Implemented.

I. Activities of the General Meeting of Shareholders

Information on meetings and Resolutions/Decisions of the General Meeting of Shareholders (including Resolutions of the General Meeting of Shareholders adopted in the form of written opinions):

No.	Resolution/Decision No.	Date	Content
1	01/2026/SSG/NQ-DHDCĐ	May 30, 2026	- Resolution of the Annual General Meeting of Shareholders, approving the matters discussed at the 2026 Annual General Meeting of Shareholders within its authority.

II. Board of Directors:

1. Information about the members of the Board of Directors ("BOD") (6-month report):

No.	Board of Directors' members	Position (Independent members of the Board of Directors, Non-executive members of the Board of Directors)	The date becoming/ceasing to be the member of the Board of Directors	
			Date of appointment	Date of dismissal
1.	Mr. Do Anh Tuan	Chairman of the Board of Directors	October 23, 2020 (Reappointed on April 26, 2025)	-
2.	Mr. Do Van Truong	Member of the Board of Directors	April 27, 2024	-
3.	Mr. Jun Sungbae	Member of the Board of Directors	April 26, 2025	-
4.	Ms. Nguyen Thi Phuong Loan	Member of the Board of Directors	May 27, 2023	-
5.	Mr. Vu Le Hieu	Independent member of the Board of Directors	April 27, 2024	May 30, 2026
6.	Mr. Pham Duc Hoat	Independent member of the Board of Directors	May 30, 2026	

2. Meetings of the Board of Directors:

No.	Board of Director' member	Number of meetings attended by the Board of Directors	Attendance rate	Reasons for absence
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1	Mr. Do Anh Tuan	22/22	100%	
2	Mr. Do Van Truong	22/22	100%	
3	Mr. Vu Le Hieu	18/22	81.82%	Dismissed on: May 30, 2026
4	Ms. Nguyen Thi Phuong Loan	22/22	100%	
5	Mr. Jun Sungbae	22/22	100%	
6	Mr. Pham Duc Hoat	4/22	18.18%	Appointed on: May 30, 2026

3. Supervision of the Board of Directors to the Board of Management:

In the first six months of 2026, the Board of Directors carried out its supervisory role over the Board of Management in accordance with the Company's Charter and Internal Regulations on Corporate Governance. Specifically, the BOD performed the following tasks:

- Supervised and directed the successful organization of the 2026 Annual General Meeting of Shareholders (AGM) held on May 30, 2026
- Directed and supervised the full and timely submission of required reports, including:
 - The 2025 Corporate Governance Report;
 - The periodic Financial Statements as required by regulations;
 - The 2025 Annual Report;
- Monitored the implementation of the Company's key strategic investment targets;
- Supervised the execution of Resolutions and Decisions issued by the AGM and the BOD;
- Discussed and evaluated the performance of the Executive Board for consolidation and reporting at the AGM;
- Conducted comprehensive supervision of business activities under the authority of the BOD.

4. Activities of the Board of Directors' subcommittees (If any): None.

5. Resolutions/Decisions of the Board of Directors (6-month report)

No.	Resolution/Decision No.	Date	Content	Approval rate
1.	01/2026/SSG/NQ-HDQT	January 7, 2026	The Board of Directors' resolution approves the appointment of a Deputy General Director in charge of Construction Progress of the Company.	100%
2.	02/2026/SSG/NQ-HDQT	January 31, 2026	The Board of Directors' resolution approves the signing of an event organizing service contract between the Company and ODE Media and Entertainment Group Joint Stock Company.	100%
3.	03/2026/SSG/NQ-HDQT	January 31, 2026	The Board of Directors' resolution approves the content and implementation of the joint venture agreement between the Company and its partners regarding the joint investment in the North Thang Long Urban City multi-purpose urban area project in Thien Loc Commune, Phuc Thinh Commune, and Me Linh Commune, Hanoi City.	100%
4.	04/2026/SSG/NQ-HDQT	February 4, 2026	The Board of Directors' resolution approves the signing of a service contract for organizing the Year End Party 2025 between the Company and ODE Media and Entertainment Group Joint Stock Company.	100%
5.	05/2026/SSG/NQ-HDQT	February 12, 2026	The Board of Directors' resolution approves the plan to hold the 2026 Annual General Meeting of Shareholders.	100%
6.	06/2026/SSG/NQ-HDQT	February 26, 2026	The Board of Directors' resolution approves the dismissal of Mr. Phan Ich Long from his position as a member of the Members' Council of Dynamic Innovation Company Limited and the appointment of Mr. Le Xuan Chung as a member of the Members' Council to replace Mr. Phan Ich Long.	100%

7.	07/2026/SSG/NQ-HDQT	March 19, 2026	The Board of Directors' resolution approves Dynamic Innovation Company Limited – a subsidiary of the Company – obtaining a credit facility from Vietnam Prosperity Joint Stock Commercial Bank.	100%
8.	08/2026/SSG/NQ-HDQT	March 20, 2026	The Board of Directors' resolution approves the time, agenda, and documents for the Company's 2026 Annual General Meeting of Shareholders.	100%
9.	09/2026/SSG/NQ-HDQT	March 26, 2026	The Board of Directors' resolution approves the cancellation of the record date for exercising the right to finalize the list of shareholders to attend the 2026 Annual General Meeting; the cancellation of the time for holding the 2026 Annual General Meeting as stipulated in Board of Directors Resolutions No. 05/2026/SSG/NQ-HDQT dated February 12, 2026 and No. 08/2026/SSG/NQ-HDQT dated March 20, 2026, which have been disclosed; the approval of the time for holding the 2026 Annual General Meeting; and the approval of the new plan for holding the 2026 Annual General Meeting.	100%
10.	10/2026/SSG/NQ-HDQT	March 31, 2026	The Board of Directors' resolution approves the policy of signing a business operation management consulting service contract with Long Bien Construction Investment Joint Stock Company and Xuan La Construction Investment Joint Stock Company.	100%
11.	11/2026/SSG/NQ-HDQT	April 18, 2026	The Board of Directors' resolution approves the signing of a service contract for the design and printing of the 2025 Annual Report between the Company and ODE Media and Entertainment Group Joint Stock Company.	100%
12.	12/2026/SSG/NQ-HDQT	April 24, 2026	The Board of Directors' resolution approves the policy of signing an event organizing service contract between the Company and ODE Media and Entertainment Group Joint Stock Company; and approved the investment plan and acquisition of certain land use rights in Dai Phuoc commune, Dong Nai province, for Sunshine Sky Villa Joint Stock Company – a subsidiary of the Company.	100%

13.	13/2026/SSG/NQ-HDQT	April 24, 2026	The Board of Directors' resolution approves the time, agenda, and documents for the 2026 Annual General Meeting of Shareholders.	100%
14.	14/2026/SSG/NQ-HDQT	May 8, 2026	The Board of Directors' resolution approves the nomination of candidates for Independent Members of the Board of Directors positions to be elected at the 2026 Annual General Meeting of Shareholders.	100%
15.	16/2026/SSG/NQ-HDQT	May 9, 2026	The Board of Directors' resolution approves the dismissal and appointment of the Person in Charge of Corporate Governance	100%
16.	16a/2026/SSG/NQ-HDQT	May 14, 2026	The Board of Directors resolution approves the establishment of the Bond Finance Committee.	100%
17.	17/2026/SSG/NQ-HDQT	May 14, 2026	The Board of Directors' resolution approves the appointment of a Deputy General Director in charge of business operations for the Company.	100%
18.	18/2026/SSG/NQ-HDQT	May 15, 2026	The Board of Directors' resolution approves the principle of signing a framework agreement with a regular supplier of goods and services that is a related party of the Company.	100%
19.	19/2026/SSG/NQ-HDQT	June 18, 2026	The Board of Directors' resolution approves the policy for the Company to purchase/acquire shares in DIA Investment Joint Stock Company to increase its direct ownership.	100%
20.	20/2026/SSG/NQ-HDQT	June 22, 2026	The Board of Directors' resolution approves the implementation of the plan to issue shares to pay dividends for 2025 in accordance with the Company's 2026 Annual General Meeting Resolution No. 01/2026/SSG/NQ-DHDCD dated May 30, 2026.	100%
21.	21/2026/SSG/NQ-HDQT	June 22, 2026	The Board of Directors' resolution approves the use of assets owned by Dynamic Innovation Company Limited as collateral for the obligations	100%

			of PrintX Technology Company Limited owed to Vietnam Prosperity Joint Stock Commercial Bank.	
22.	22/2026/SSG/NQ-HDQT	June 23, 2026	The Board of Directors' resolution approves the appointment of Mr. Tran Anh Quan as the authorized representative to manage the Company's capital contribution in Dynamic Innovation Company Limited.	100%

III. Board of Supervisors (6-month report):

1. Information about members of Board of Supervisors

No.	Members of Board of Supervisors/ Audit Committee	Position	The date becoming/ceasing to be the member of the Board of Supervisors/ Audit Committee	Qualification
1	Ms. Nguyen Thi Thanh Huyen	Head of the Board	October 23, 2020 (Reappointed on April 26, 2025)	Bachelor of Economics
2	Ms. Vu Thi Thuy Nga	Member	October 23, 2020 (Reappointed on April 26, 2025)	Bachelor of Accounting
3	Ms. Do Ngoc Anh	Member	Appointed on May 27, 2023	Bachelor of Finance and Accounting

2. Meetings of Board of Supervisors or Audit Committee

No.	Supervisors/ Audit Committee	Meetings attended	Attendance rate	Voting rate	Reasons for absence
1	Ms. Nguyen Thi Thanh Huyen	01/01	100%	100%	
2	Ms. Vu Thi Thuy Nga	01/01	100%	100%	

3	Ms. Do Ngoc Anh	01/01	100%	100%	
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3. Supervising Board of Directors, Board of Management and shareholders by Board of Supervisors or Audit Committee:

The Board of Supervisors has carried out supervisory activities over the Board of Directors (BOD) and the Board of Management in accordance with the Enterprise Laws, the Company's Charter, and its internal governance regulations. Specifically, the Board of Supervisors has conducted the following supervisory activities:

- Reviewed and monitored compliance with legal regulations and the Company's internal policies, and supervised the implementation of resolutions passed by the General Shareholders' Meeting in the management and operation of the BOD and Board of Management.
- Examined the 2025 financial statements, quarterly financial statements, to assess the accuracy and reasonableness of the financial data, as well as compliance with the Viet Nameese Accounting Standards and relevant legal regulations.
- Supervised the disclosure of information and submission of reports in accordance with legal requirements.
- Evaluated and supervised the implementation of policies and procedures related to risk management and compliance with legal regulations.

4. The coordination among the Board of Supervisors, the Board of Directors, Board of Management and other managers:

- The Board of Supervisors consistently collaborates closely with the Board of Directors and the Board of Management to ensure tasks are carried out effectively.
- The Board of Directors and the Executive Board have always actively supported the provision of information and documents, as well as arranged meetings or convocations when requested, in order to assist the Board of Supervisors in fulfilling its duties effectively.
- Members of the Board of Directors and the Board of Management facilitate the participation of the Board of Supervisors in important meetings, ensuring that they are provided with sufficient information to contribute their opinions and monitor relevant matters within their scope of authority.
- The Board of Supervisors, the Board of Directors, and Board of Management also work closely with the shareholders, adhering to the Enterprise Law, and fulfilling their information needs through various communication channels, corporate events, or direct provision as requested. This coordination not only enhances governance effectiveness but also fosters a transparent, open, and cooperative environment.

5. Other activities of the Board of Supervisors and Audit Committee (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 /
1.	Ms. Nguyen Thi Phuong Loan – General Director	December 27, 1985	Bachelor's Degree in Accounting – Auditing	Appointment: March 25, 2025
2.	Mr. Cao Phi Hung – Deputy General Director	February 25, 1993	Bachelor's Degree in Finance – Banking	Appointment: March 25, 2025
3.	Mr. Le Van Nho – Deputy General Director	July 9, 1982	Architect – University of Civil Engineering	Appointment: March 25, 2025
4.	Mr. Nguyen Thanh Hung – Deputy General Director	August 9, 1981	Architect – Ha Noi Architectural University	Appointment: March 25, 2025
5.	Mr. Dinh Chi Hieu – Deputy General Director	May 26, 1977	Ph.D. in Telecommunications and Information Technology – Waseda University, Japan	Appointment: March 25, 2025
6.	Mr. Nguyen Xuan Anh - Deputy General Director	January 10, 1976	Civil Engineer	Appointed: November 5, 2025
7.	Ms. Nguyen Thi Thanh Ngoc – Deputy General Director	April 13, 1977	Architect	Appointment: December 25, 2025
8.	Mr. Nguyen Khac Trung – Deputy General Director	August 18, 1977	Civil Engineer	Appointment: January 7, 2026
9.	Ms. Duong Thi Thu Hien - Deputy General Director	February 12, 1991	Bachelor of Social Sciences and Humanities	Appointment: May 14, 2026

V. Chief Accountant

Name	Date of birth	Qualification	Date of appointment/ dismissal
Mr. Ho Duc Viet	May 6, 1990	Bachelor of Business Accounting	Date of appointment: April 25, 2024

VI. Training courses on corporate governance:

Training courses on corporate governance were involved by members of Board of Directors, the Board of Supervisors, Director (General Director), other managers and secretaries in accordance with regulations on corporate governance: Participated.

VII. The list of affiliated persons of the public company (annual report) and transactions of affiliated persons of the Company

1. 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.*, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
I. Board of Director									
1.1	Mr. Do Anh Tuan		Chairman of the Board of Directors			October 23, 2020	-	-	Internal Person and Shareholder owning more than 10% of voting Shares
1.2	Mr. Do Van Truong		Member of the Board of			April 27, 2024	-	-	Internal

No.	Name of organization/ individual	Securities trading account (if any)	Position at the Company (if any)	No.*, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
			Directors						Person
1.3	Mr. Vu Le Hieu		Independent member of the Board of Directors			April 27, 2024	May 30, 2026	Dismissal pursuant to General Meeting Resolution No. 01/2026/SSG/NQ-DHĐCD	Internal Person
1.4	Mr. Jun	-	Member of the Board of			April 26, 2025	-	Appointed pursuant to	Internal

No.	Name of organization/ individual	Securities trading account (if any)	Position at the Company (if any)	No.*, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
	Sungbae		Directors					Resolution of the General Meeting of Shareholders No. 01/2025/SSG/NQ-DHDCD	Person
1.5	Ms. Nguyen Thi Phuong Loan	-	Member of the Board of Directors			May 27, 2023	-	-	Internal Person
1.6	Mr. Pham Duc Hoat	-	Independent member of the Board of Directors			May 30, 2026	-	Appointed to General Meeting Resolution No. 01/2026/SSG/NQ-DHDCD	Internal Person

II. Board of Supervisors

No.	Name of organization/ individual	Securities trading account (if any)	Position at the Company (if any)	No. *, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
2.1	Ms. Nguyen Thi Thanh Huyen		Head of the Board of Supervisors			October 23, 2020	-	-	Internal Person
2.2	Ms. Vu Thi Thuy Nga		Member of the Board of Supervisors			October 23, 2020	-	-	Internal Person

No.	Name of organization/ individual	Securities trading account (if any)	Position at the Company (if any)	No.*, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
2.3	Ms. Do Ngoc Anh	047C003088	Member of the Board of Supervisors			May 27, 2023	-	-	Internal Person
II. Board of Management									
3.1	Ms. Nguyen Thi Phuong Loan		Chief Executive Officer, Legal Representative			March 25, 2025	-	-	Internal Person

No.	Name of organization/ individual	Securities trading account (if any)	Position at the Company (if any)	No. *, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
3.2	Mr. Cao Phi Hung		Deputy General Director			March 25, 2025	-	-	Internal Person
3.3	Mr. Le Van Nho		Deputy General Director			March 25, 2025	-	-	Internal Person
3.4	Mr. Nguyen Thanh Hung		Deputy General Director			March 25, 2025	-	-	Internal Person

No.	Name of organization/ individual	Securities trading account (if any)	Position at the Company (if any)	No.*, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
3.5	Mr. Dinh Chi Hieu		Deputy General Director			March 25, 2025	-	-	Internal Person
3.6	Mr. Nguyen Xuan Anh		Deputy General Director			November 5, 2025	-	-	Internal Person
3.7	Ms. Nguyen Thi Thanh Ngoc		Deputy General Director			December 25, 2025	-	-	Internal Person

No.	Name of organization/ individual	Securities trading account (if any)	Position at the Company (if any)	No. *, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
38	Mr. Nguyen Khac Trung		Deputy General Director			January 7, 2026	-	Appointment pursuant to Board of Directors Resolution No. 01/2026/SSG/NQ-HDQT	Internal Person
39	Ms. Duong Thi Thu Hien		Deputy General Director			May 14, 2026	-	Appointment pursuant to Board of Directors Resolution No. 17/2026/SSG/NQ-HDQT	Internal Person

IV. Chief Accountant and Authorized Information Disclosure Representative

No.	Name of organization/ individual	Securities trading account (if any)	Position at the Company (if any)	No. *, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
4.1	Mr. Ho Duc Viet	047C007942	Chief Accountant, Authorized Information Disclosure Representative.			April 25, 2024	-	Appointed according to Resolution No. 09/2024/RTG/NQ-HDQT of the Board of Directors	Internal Person

V. The person in charge of corporate governance

5.1	Ms. Nguyen Thi Xuan My		The Person in charge of Corporate Governance			August 4, 2021	May 9, 2026	Dismissal pursuant to Board of Directors Resolution No. 16/2026/SSG/NQ-HDQT	Internal Person
5.2	Mr. Nguyen Thanh Tung		The Person in charge of Corporate Governance			May 9, 2026	-	Appointment pursuant to Board of Directors Resolution No. 16/2026/SSG/NQ-	Internal Person

No.	Name of organization/ individual	Securities trading account (if any)	Position at the Company (if any)	No. *, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
								HĐQT	

VI. Related organizations

6.1	Dynamic Innovation Company Limited			0314269019, issued by the Department of Planning and Investment of Ho Chi Minh City on March 7, 2017	Commercial Unit No. S1.A2.01.02, Level 01, Tower S1, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Vietnam.	June 2021	-	-	Subsidiary
6.2	SmartMind Securities Joint Stock Company			0304763878 issued by the Department of Planning and Investment of Hanoi City on December 28, 2006	1st Floor and 6th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Ho Chi Minh City, Vietnam	November 2021	-	-	Subsidiary
6.3	Sunshine Sky Villa Joint			0108359563 issued by the	9th Floor, Sunshine	June 2023	-	-	Subsidiary

No.	Name of organization/ individual	Securities trading account (if any)	Position at the Company (if any)	No. *, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
	Stock Company			Department of Planning and Investment of Hanoi City on July 10, 2018	Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam				
6.4	Sunshine Mart Service and Trading Business Company Limited			0109334554 issued by the Department of Planning and Investment of Hanoi City on September 08, 2020	1st Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	December 2024	-	-	Subsidiary
6.5	S-Service Management & Operation Joint Stock Company			0107744812 issued by the Department of Planning and Investment of Hanoi City on March 02, 2017	9th Floor, Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	December 2024	-	-	Subsidiary
6.6	Sunshine Homes Development Joint Stock			0106784499 issued by the Department of Planning and	9th Floor, Sunshine Center Building, No.	September 2025	-	-	Subsidiary

No.	Name of organization/ individual	Securities trading account (if any)	Position at the Company (if any)	No. ^a , date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
	Company			Investment of Hanoi City on March 09, 2015	16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam				
6.7	Sunshine Tay Ho Joint Stock Company			0108268436 issued by the Department of Planning and Investment of Hanoi City on May 09, 2018	12th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	June 2025	-	-	Subsidiary
6.8	DIA Investment Joint Stock Company			0500468389 issued by the Department of Planning and Investment of Hanoi City on June 24, 2005	12th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	August 2025	-	-	Subsidiary
6.9	Wonderland Real Estate Joint Stock Company			0108307903 issued by the Department of Planning and Investment of	9th Floor, Sunshine Center Building, No. 16, Pham	November 2025	-	-	Indirect subsidiary (through Sunshine Sky Villa Joint

No.	Name of organization/ individual	Securities trading account (if any)	Position at the Company (if any)	No. *, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
				Hanoi City on June 02, 2018	Hung Street, Tu Liem Ward, Hanoi City, Vietnam				Stock Company)
6.10	Unicloud Technology Group Joint Stock Company			0107432651 issued by the Department of Planning and Investment of Hanoi City on May 12, 2016	10th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	October 2023	-	-	Indirect subsidiary (through Sunshine Sky Villa Joint Stock Company)
6.11	Nanochip Technology Joint Stock Company			0313885664 issued by the Department of Planning and Investment of Ho Chi Minh City on June 29, 2016	L17-11, 17th Floor, Vincom Center Building, No. 72, Le Thanh Ton Street, Sai Gon Ward, Ho Chi Minh City, Vietnam	October 2023	-	-	Indirect subsidiary (through Unicloud Technology Group Joint Stock Company)
6.12	Unicloud Technology Investment Joint Stock Company			0109656689 issued by the Department of Planning and Investment of Hanoi City on	6th Floor, Sunshine Center Building, No. 16, Pham Hung Street,	October 2023	-	-	Indirect subsidiary (through Unicloud Technology Group Joint

No.	Name of organization/ individual	Securities trading account (if any)	Position at the Company (if any)	No. *, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
				June 02, 2021	Tu Liem Ward, Hanoi City, Vietnam				Stock Company)
6.13	Sunshine Maple Bear Education Company Limited			0108078467 issued by the Department of Planning and Investment of Hanoi City on November 30, 2017	1st Floor, Sunshine Palace Apartment Building, Lot C2/CN3, Lane 13, Linh Nam Road, Vinh Tuy Ward, Hanoi City, Vietnam	December 2024	-		Indirect subsidiary (through S-Service Management & Operation Joint Stock Company)
6.14	Phu Thuong Education Investment Company Limited			0107520675 issued by the Department of Planning and Investment of Hanoi City on July 28, 2016	SH02-06, R2 Building, Sunshine Riverside Project, CT03A-CT Lot, CT3 Zone, Nam Thang Long Urban Area, Phu Thuong Ward, Hanoi City, Vietnam	December 2024	-	-	Indirect subsidiary (through Dynamic Innovation Company Limited)

No.	Name of organization/ individual	Securities trading account (if any)	Position at the Company (if any)	No.*, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
6.15	S-Service Saigon Joint Stock Company			0315954049 issued by the Department of Planning and Investment of Ho Chi Minh City on October 11, 2019	Commercial Unit No. S1.A2.01.01, Level 01, S1 Tower, No. 23, Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Vietnam	December 2024	-	-	Indirect subsidiary (through S-Service Management & Operation Joint Stock Company)
6.16	Hung Thinh Phat Housing Investment Company Limited			0108325719 issued by the Department of Planning and Investment of Hanoi City on June 14, 2018	11th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	September 2025	-	-	Indirect subsidiary (through Sunshine Homes Development Joint Stock Company)
6.17	Xuan La Construction Investment Joint Stock Company			0107565651 issued by the Department of Planning and Investment of Hanoi City on September 15, 2016	4th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	September 2025	-	-	Indirect subsidiary (through Sunshine Homes Development Joint Stock Company)

No.	Name of organization/ individual	Securities trading account (if any)	Position at the Company (if any)	No.*, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
6.18	Anh Duong Star Joint Stock Company			0101358793 issued by the Department of Planning and Investment of Hanoi City on April 09, 2003	SH03-01, R3 Building, Sunshine Riverside Project, CT03A-CT Lot thuộc CT03 Zone, Nam Thang Long Urban Area, Phu Thuong Ward, Hanoi City, Vietnam	September 2025	-	-	Indirect subsidiary (through Sunshine Homes Development Joint Stock Company)
6.19	Long Bien Construction Investment Joint Stock Company			0108715437 issued by the Department of Planning and Investment of Hanoi City on April 24, 2019	Management Office Building, CT7 Lot, Nguyen Lam Street, Phuc Loi Ward, Hanoi City, Vietnam	September 2025	-	-	Indirect subsidiary (through Sunshine Homes Development Joint Stock Company)
6.20	Xuan Dinh Construction Investment Joint Stock			0107565644 issued by the Department of Planning and Investment of	9th Floor, Sunshine Center Building, No. 16, Pham	September 2025	-	-	Indirect subsidiary (through Sunshine Homes

No.	Name of organization/ individual	Securities trading account (if any)	Position at the Company (if any)	No.*, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
	Company			Hanoi City on September 15, 2016	Hung Street, Tu Liem Ward, Hanoi City, Vietnam				Development Joint Stock Company)
621	Thai Minh Land Investment Joint Stock Company			0110503750 issued by the Department of Planning and Investment of Hanoi City on October 10, 2023	Apartment A-06, 1st Floor, Building A, Sunshine Green Iconic Project, CT7 Plot, Nguyen Lam Street, Phuc Loi Ward, Hanoi City, Vietnam	December 2025	-	-	Indirect subsidiary (through DIA Investment Joint Stock Company)
622	Phu Thinh Land Company Limited			0313770800 issued by the Department of Planning and Investment of Ho Chi Minh City on April 22, 2016	S1.A1.2.5.03, 2.5th Floor, A1 Zone, S1 Block, No. 23, Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Vietnam	December 2024	-	-	Indirect associate company (through Dynamic Innovation Company Limited)

No.	Name of organization/ individual	Securities trading account (if any)	Position at the Company (if any)	No. *, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
6.23	Cam Dinh Ecological Investment Company Limited			0109049211 issued by the Department of Planning and Investment of Hanoi City on January 02, 2020	6th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	September 2025	-	-	Indirect associate company (through Xuan Dinh Construction Investment Joint Stock Company)

2. 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	NSH No.* date of issue, place of issue	Address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors (if any, specifying date of issue)	Content, quantity, total value of transaction	Note
1	Xuan La Construction Investment Joint Stock Company	Indirect subsidiary	0107565651 first issued by the Department of Planning and Investment of Hanoi City on September 15, 2016	4th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	January-June 2026	No. 10/2026/SSG/NQ-HDQT dated March 31, 2026	Revenue from the provision of management consulting services totaling VND 11,745,933,392.	
2	Long Bien Construction Investment Joint Stock Company	Indirect subsidiary	0108715437 issued by the Department of Planning and Investment of Hanoi City on April 24, 2019	Management Office Building, CT7 Lot, Nguyen Lam Street, Phuc Loi Ward, Hanoi City, Vietnam	January-June 2026	No. 10/2026/SSG/NQ-HDQT dated March 31, 2026	Revenue from the provision of management consulting services totaling VND 16,031,610,234.	
3	Sunshine Sky Villa Joint Stock Company	Subsidiary	0108359563 first issued by the Department of Planning and Investment of	9th Floor, Sunshine Center Building, No. 16, Pham Hung	January-June 2026	No. 09A/2024/RTG/NQ-HDQT dated April 25, 2024	Revenue from the provision of management consulting services totaling VND 56,898,890,480.	

No.	Name of organization/ individual	Relationship with the Company	NSH No.* date of issue, place of issue	Address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors (if any, specifying date of issue)	Content, quantity, total value of transaction	Note
			Hanoi City on July 10, 2018	Street, Tu Liem Ward, Hanoi City, Vietnam				
4	Dynamic Innovation Company Limited	Subsidiary	0314269019, issued by the Department of Planning and Investment of Ho Chi Minh City on March 7, 2017	Commercial Unit No. S1.A2.01.02, Level 01, Tower S1, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Vietnam.	January-June 2026	No. 23/2024/SSG/NQ-HĐQT dated October 26, 2024	Revenue from the provision of management consulting services totaling VND 17,932,410,263.	
5	Sunshine Tay Ho Joint Stock Company	Subsidiary	0108268436 first issued by the Department of Planning and Investment of Hanoi City on May 09, 2018	12th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	January-June 2026	No. 34/2025/SSG/NQ-HĐQT dated September 19, 2025	Revenue from the provision of management consulting services totaling VND 454,203,957,578.	

No.	Name of organization/ individual	Relationship with the Company	NSH No.* date of issue, place of issue	Address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors (if any, specifying date of issue)	Content, quantity, total value of transaction	Note
6	Unicloud Technology Investment Joint Stock Company	Indirect subsidiary	0109656689 first issued by the Department of Planning and Investment of Hanoi City on June 02, 2021	6th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	January-June 2026	No. 34/2025/SSG/NQ-HDQT dated September 19, 2025	Revenue from the provision of management consulting services totaling VND 13,936,020,266.	
7	SmartMind Securities Joint Stock Company	Subsidiary	0304763878 first issued by the Department of Planning and Investment of Hanoi City on December 28, 2006	1st Floor and 6th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Ha Noi, Vietnam	January-June 2026	No. 27/2025/SSG/NQ-HDQT dated July 15, 2025	Securities custody fees and securities service fees totaling VND 961,099.	
8	S-Service Management & Operation Joint Stock Company	Subsidiary	0107744812 first issued by the Department of Planning and Investment of	9th Floor, Center Building, No. 16, Pham Hung Street, Tu Liem Ward,	January-June 2026	No. 05/2024/RTG/NQ-HDQT dated March 23, 2024	Electricity expenses for the months for Sunshine Center building totaling VND 253,208,739.	

No.	Name of organization/ individual	Relationship with the Company	NSH No.* date of issue, place of issue	Address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors (if any, specifying date of issue)	Content, quantity, total value of transaction	Note
			Hanoi City on March 02, 2017	Hanoi City, Vietnam				
9	S-Service Management & Operation Joint Stock Company	Subsidiary	0107744812 first issued by the Department of Planning and Investment of Hanoi City on March 02, 2017	9th Floor, Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	January-June 2026	No. 10/2022/KSF/NQ-HDQT dated June 23, 2022	Building operating expenses for the months at Sunshine Riverside building totaling VND 9,223,638.	
10	S-Service Management & Operation Joint Stock Company	Subsidiary	0107744812 first issued by the Department of Planning and Investment of Hanoi City on March 02, 2017	9th Floor, Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	January-June 2026	No. 10/2022/KSF/NQ-HDQT dated June 23, 2022	Building operating expenses for the months at Sunshine Center building totaling VND 576,120,000.	
11	S-Service Management & Operation Joint Stock Company	Subsidiary	0107744812 first issued by the Department of Planning and Investment of	9th Floor, Center Building, No. 16, Pham Hung Street, Tu	January-June 2026	No. 38/2025/SSG/NQ-HDQT dated October 1, 2025	Building operation expenses (provision of meals) for the relevant months at the Sunshine Center Building,	

No.	Name of organization/ individual	Relationship with the Company	NSH No.* date of issue, place of issue	Address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors (if any, specifying date of issue)	Content, quantity, total value of transaction	Note
			Hanoi City on March 02, 2017	Liem Ward, Hanoi City, Vietnam			totaling VND 340,568,383	
12	Sunshine Mart Service and Trading Business Company Limited	Subsidiary	0109334554 first issued by the Department of Planning and Investment of Hanoi City on September 08, 2020	1st Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	January-June 2026	No. 38/2025/SSG/NQ-HDQT dated October 1, 2025; No. 36/2025/SSG/NQ-HDQT dated September 2, 2025.	Expenses for the provision of food and beverage services, meal provision, and gift vouchers totaling VND 591,304,939.	
13	Unicloud Technology Group Joint Stock Company	Indirect subsidiary	0107432651 first issued by the Department of Planning and Investment of Hanoi City on May 12, 2016	10th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	January-June 2026	No. 04/2025/SSG/NQ-HDQT dated February 25, 2025	Expenses for the provision of software services and system administration services totaling VND 150,311,111.	
14	Unicloud Technology	Indirect subsidiary	0107432651 first issued by the	10th Floor, Sunshine	January-June 2026	No. 10/2023/RTG/NQ-	Expenses for the provision of software	

No.	Name of organization/ individual	Relationship with the Company	NSH No.* date of issue, place of issue	Address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors (if any, specifying date of issue)	Content, quantity, total value of transaction	Note
	Group Joint Stock Company		Department of Planning and Investment of Hanoi City on May 12, 2016	Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam		HDQT dated December 21, 2023	services and system administration services totaling VND 418,774,000.	
15	Sunshine - Design Joint Stock Company	A company related to key management personnel	0107431961 first issued by the Department of Planning and Investment of Hanoi City on May 12, 2016	9th Floor, Sunshine Center Building, No. 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	January-June 2026	No. 50/2025/SSG/NQ-HDQT dated November 27, 2025	Vehicle rental expenses totaling VND 60,000,000.	
16	Sunshine CAB Joint Stock Company	A company related to key management personnel	0108130212 first issued by the Department of Planning and Investment of Hanoi City on January 11, 2018	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward,	January-June 2026	No. 25/2025/SSG/NQ-HDQT dated June 13, 2025	Vehicle rental expenses totaling VND 78,000,000.	

No.	Name of organization/ individual	Relationship with the Company	NSH No.* date of issue, place of issue	Address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors (if any, specifying date of issue)	Content, quantity, total value of transaction	Note
				Hanoi City, Vietnam				
17	ODE Media and Entertainment Group Joint Stock Company	A company related to key management personnel	0107602021, first issued by the Department of Planning and Investment of Hanoi City on October 18, 2016	4th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	January-June 2026	No. 02/2026/SSG/NQ-HDQT dated January 31, 2026; No. 04/2026/SSG/NQ-HDQT dated February 4, 2026; No. 11/2026/SSG/NQ-HDQT dated April 18, 2026; No. 12/2026/SSG/NQ-HDQT dated April 24, 2026; No. 18/2026/SSG/NQ-HDQT dated May 15, 2026.	Expenses for media services, event organization services, and printing services totaling VND 7,989,443,150.	
18	NobleX Technology & Finance Group	A company related to key management personnel	0110657366 first issued by the Department of Planning and	Unit S-03, Sunshine Golden River Building –	January-June 2026	No. 41/2025/SSG/NQ-HDQT dated October 17, 2025	Cooperation for the promotion of the Noble App totaling VND 182,700,000.	

No.	Name of organization/ individual	Relationship with the Company	NSH No.* date of issue, place of issue	Address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors (if any, specifying date of issue)	Content, quantity, total value of transaction	Note
	Joint Stock Company		Investment of Hanoi City on March 21, 2024	CT02A, Nam Thang Long Urban Area, Phase 3, Phu Thuong Ward, Ha Noi City, Viet Nam				
19	Sunshine Rental Joint Stock Company	A company related to key management personnel/common major shareholders	0107069847 first issued by the Department of Planning and Investment of Hanoi City on October 28, 2015	10th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	January-June 2026	No. 50/2025/SSG/NQ-HĐQT dated November 27, 2025	Vehicle rental expenses totaling VND 120,000,000.	
20	Unicloud Technology Group Joint Stock Company	Indirect subsidiary	0107432651 first issued by the Department of Planning and Investment of Hanoi City on May 12, 2016	10th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward,	January-June 2026	No. 31/2025/SSG/NQ-HĐQT dated August 27, 2025	Repayment of loan principal in the amount of VND 9,350,000,000.	

No.	Name of organization/ individual	Relationship with the Company	NSH No.* date of issue, place of issue	Address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors (if any, specifying date of issue)	Content, quantity, total value of transaction	Note
				Hanoi City, Vietnam				
21	Sunshine Tay Ho Joint Stock Company	Subsidiary	0108268436 issued by the Department of Planning and Investment of Hanoi City on May 09, 2018	12th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	January- June 2026	No. 47/2025/SSG/NQ- HDQT dated November 20, 2025	Repayment of loan principal in the amount of VND 616,000,000,000.	
22	SmartMind Securities Joint Stock Company	Subsidiary	0304763878 first issued by the Department of Planning and Investment of Hanoi City on December 28, 2006	1st Floor and 6th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Ha Noi, Vietnam	January- June 2026	No. 19/2026/SSG/NQ- HDQT dated June 18, 2026	Receipt of share transfer at a transfer price of VND 262,500,000,000.	
23	Dynamic Innovation	Subsidiary	0314269019 first issued by the Department of	Commercial Unit No. S1.A2.01.02,	January- June 2026	No. 19/2026/SSG/NQ-	Receipt of share transfer at a transfer price of	

No.	Name of organization/ individual	Relationship with the Company	NSH No.* date of issue, place of issue	Address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors (if any, specifying date of issue)	Content, quantity, total value of transaction	Note
	Company Limited		Planning and Investment of Ho Chi Minh City on March 7, 2017	Level 01, Tower S1, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Vietnam.		HĐQT dated June 18, 2026	VND 1,227,748,426,140.	
24	Sunshine Sky Villa Joint Stock Company	Subsidiary	0108359563 first issued by the Department of Planning and Investment of Hanoi City on July 10, 2018	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	January-June 2026	No. 19/2024/SSG/NQ-HĐQT dated August 22, 2024; No. 01/2025/SSG/NQ-DHĐCĐ dated April 26, 2025	Transfer of shares at a transfer price of VND 1,505,200,000,000.	
25	Unicloud Technology Group Joint Stock Company	Indirect subsidiary	0107432651 first issued by the Department of Planning and Investment of Hanoi City on May 12, 2016	10th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward,	January-June 2026	No. 31/2025/SSG/NQ-HĐQT dated August 27, 2025	Interest expense in the amount of VND 8,857,960,274.	

No.	Name of organization/ individual	Relationship with the Company	NSH No.* date of issue, place of issue	Address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors (if any, specifying date of issue)	Content, quantity, total value of transaction	Note
				Hanoi City, Vietnam				
26	Sunshine Tay Ho Joint Stock Company	Subsidiary	0108268436 first issued by the Department of Planning and Investment of Hanoi City on May 09, 2018	12th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	January-June 2026	No. 47/2025/SSG/NQ-HDQT dated November 20, 2025	Interest expense in the amount of VND 84,206,728,768.	
27	Dynamic Innovation Company Limited	Subsidiary	0314269019, issued by the Department of Planning and Investment of Ho Chi Minh City on March 7, 2017	Commercial Unit No. S1.A2.01.02, Level 01, Tower S1, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Vietnam.	January-June 2026		Receipt of/dividend advance and profit distribution in the amount of VND 3,522,591,804,982.	

No.	Name of organization/ individual	Relationship with the Company	NSH No.* date of issue, place of issue	Address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors (if any, specifying date of issue)	Content, quantity, total value of transaction	Note
28	Sunshine Sky Villa Joint Stock Company	Subsidiary	0108359563 first issued by the Department of Planning and Investment of Hanoi City on July 10, 2018	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	January- June 2026		Receipt of dividends and profit distribution in the amount of VND 582,457,438,826.	
29	DIA Investment Joint Stock Company	Subsidiary	0500468389 issued by the Department of Planning and Investment of Hanoi City on June 24, 2005	12th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	January- June 2026		Receipt of dividends and profit distribution in the amount of VND 3,471,181,302,596.	

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.

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
1	Roman E&C Joint Stock Company	A company indirectly related to a member of key management personnel		0315230536 first issued by the Department of Planning and Investment of Ho Chi Minh City on August 18, 2018	Commercial Unit No. S1.A2.01.02, 1st Floor, S1 Tower, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Vietnam	Dynamic Innovation Company Limited	January-June 2026	Revenue from office leasing and service provision totaling VND 94,634,100.	Revenue
2	Sai Gon Sunshine Group Joint Stock Company	A company related to key management personnel		0315210233 issued by the Department of Planning and Investment of Ho Chi Minh City on August 08, 2018	Commercial Unit S1.A2.02.03, 2nd Floor, Tower S1, No. 23 Phu Thuan, Tan My Ward, Ho Chi Minh City, Vietnam	Dynamic Innovation Company Limited	January-June 2026	Expenses for the purchase of goods and services totaling VND 329,655,069.	Expenses

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
3	Sunshine Group Development Joint Stock Company	A company related to key management personnel /Shared major shareholder		0107397372 first issued by the Department of Planning and Investment of Hanoi City on April 13, 2016	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Dynamic Innovation Company Limited	January-June 2026	Expenses for the purchase of goods and services totaling VND 480,000,000.	Expenses
4	New Diamond Consultancy, Investment And Trading Joint Stock Company	A company related to key management personnel		0101182966 first issued by the Department of Planning and Investment of Hanoi City on May 10, 2016	Phung Town Industrial Cluster, Dan Phuong Commune, Ha Noi City, Viet Nam	Dynamic Innovation Company Limited	January-June 2026	Repayment of loan principal totaling VND 77,100,000,000.	Repayment of loan principal
5	Big Gain Investment Company Limited	A company related to key management personnel		0314303005 first issued by the Ho Chi Minh City Department of Planning and Investment on March 21, 2017	Commercial Unit No. S1.A2.01.03, 1st Floor, S1 Tower, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Vietnam	Dynamic Innovation Company Limited	January-June 2026	Collection of loans totaling VND 175,465,000,000.	Loan collection

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
6	Phu Thinh Land Company Limited	Indirect associate company		0313770800 issued by the Department of Planning and Investment of Ho Chi Minh City on April 22, 2016	S1.A1.2.5.03, 2.5th Floor, A1 Zone, S1 Block, No. 23, Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Vietnam	Dynamic Innovation Company Limited	January-June 2026	Collection of loans totaling VND 19,015,000,000.	Loan collection
7	Phu Thinh Land Company Limited	Indirect associate company		0313770800 issued by the Department of Planning and Investment of Ho Chi Minh City on April 22, 2016	S1.A1.2.5.03, 2.5th Floor, A1 Zone, S1 Block, No. 23, Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Vietnam	Dynamic Innovation Company Limited	January-June 2026	Loans granted during the period totaling VND 500,000,000,000.	Loan
8	New Diamond Consultancy, Investment And Trading Joint Stock Company	A company related to key management personnel		0101182966 first issued by the Department of Planning and Investment of Hanoi City on 10 May 2016	Phung Town Industrial Cluster, Dan Phuong Commune, Ha Noi City, Viet Nam	Dynamic Innovation Company Limited	January-June 2026	Interest expense totaling VND 2,051,424,656.	Financial expenses

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
9	Sunshine AM Joint Stock Company	A company related to key management personnel		0108440863 first issued by the Department of Planning and Investment of Hanoi City on September 20, 2018	4th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Dynamic Innovation Company Limited	January-June 2026	Interest income from loans and bond investments totaling VND 33,557,366.	Financial revenue
10	Sunshine Group Development Joint Stock Company	A company related to key management personnel /Shared major shareholder		0107397372 first issued by the Department of Planning and Investment of Hanoi City on April 13, 2016	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Dynamic Innovation Company Limited	January-June 2026	Interest income from loans and bond investments totaling VND 115,143,929.	Financial revenue
11	Big Gain Investment Company Limited	A company related to key management personnel		0314303005 issued for the first time by the Ho Chi Minh City Department of Planning and Investment on March 21, 2017	Commercial Unit No. S1.A2.01.03, 1st Floor, S1 Tower, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Vietnam	Dynamic Innovation Company Limited	January-June 2026	Interest income from loans and bond investments totaling VND 25,266,557,393.	Financial revenue

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
12	Phu Thinh Land Company Limited	Indirect associate company		0313770800 issued by the Department of Planning and Investment of Ho Chi Minh City on April 22, 2016	S1.A1.2.5.03, 2.5th Floor, A1 Zone, S1 Block, No. 23, Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Vietnam	Dynamic Innovation Company Limited	January-June 2026	Interest income from loans and bond investments totaling VND 11,133,800,685.	Financial revenue
13	Sunshine AM Joint Stock Company	A company related to key management personnel		0108440863 first issued by the Department of Planning and Investment of Hanoi City on September 20, 2018	4th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	SmartMind Securities Joint Stock Company	January-June 2026	Revenue from bond service fees totaling VND 1,983,568,000.	Revenue
14	Sunshine Group Development Joint Stock Company	A company related to key management personnel /Shared major shareholder		0107397372 first issued by the Department of Planning and Investment of Hanoi City on April 13, 2016	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	SmartMind Securities Joint Stock Company	January-June 2026	Revenue from bond service fees totaling VND 1,134,368,000.	Revenue

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
15	Sunshine Rental Joint Stock Company	A company related to key management personnel /Shared major shareholder		0107069847 issued by the Department of Planning and Investment of Hanoi City on October 28, 2015	10th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	SmartMind Securities Joint Stock Company	January-June 2026	Revenue from bond service fees totaling VND 29,390,000.	Revenue
16	KS Group Joint Stock Company	A company related to key management personnel		0109432720 first issued by the Department of Planning and Investment of Hanoi City on November 25, 2020	2nd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	SmartMind Securities Joint Stock Company	January-June 2026	Revenue from bond service fees totaling VND 4,233,212,913.	Revenue
17	Big Gain Investment Company Limited	A company related to key management personnel		0314303005 first issued by the Ho Chi Minh City Department of Planning and Investment on March 21, 2017	Commercial Unit No. S1.A2.01.03, 1st Floor, S1 Tower, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Vietnam	SmartMind Securities Joint Stock Company	January-June 2026	Revenue from bond service fees totaling VND 2,368,411,000.	Revenue

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
18	VNE Sunshine Investment, Trade And Construction Development Joint Stock Company	A company related to key management personnel		0109187797 first issued by the Department of Planning and Investment of Hanoi City on May 19, 2020	Villa LP4-SL50, Lot TT116-8, Southeastern Land Area, Urban Area, An Khanh Commune, Ha Noi City, Viet Nam	SmartMind Securities Joint Stock Company	January-June 2026	Revenue from bond service fees totaling VND 93,642,000.	Revenue
19	NOBLEX Technology & Finance Group Joint Stock Company	A company related to key management personnel		0110657366 first issued by the Department of Planning and Investment of Hanoi City on March 21, 2024	Unit S-03, Sunshine Golden River Building – CT02A, Nam Thang Long Urban Area, Phase 3, Phu Thuong Ward, Ha Noi City, Viet Nam.	SmartMind Securities Joint Stock Company	January-June 2026	Revenue from securities service fees totaling VND 974,780.	Revenue
20	NOBLEX Technology & Finance Group Joint Stock Company	A company related to key management personnel		0110657366 first issued by the Department of Planning and Investment of Hanoi City on March 21, 2024	Unit S-03, Sunshine Golden River Building – CT02A, Nam Thang Long Urban Area, Phase 3, Phu Thuong Ward,	SmartMind Securities Joint Stock Company	January-June 2026	Expenses for cooperation in promoting the Noble App totaling VND 39,400,000.	Expenses

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
					Ha Noi City, Viet Nam.				
21	KS Group Joint Stock Company	A company related to key management personnel		0109432720 first issued by the Department of Planning and Investment of Hanoi City on November 25, 2020	2nd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	SmartMind Securities Joint Stock Company	January-June 2026	Sale of bonds totaling VND 515,008,704,000.	Sale of bonds
22	KS Group Joint Stock Company	A company related to key management personnel		0109432720 first issued by the Department of Planning and Investment of Hanoi City on November 25, 2020	2nd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	SmartMind Securities Joint Stock Company	January-June 2026	Purchase of bonds totaling VND 1,096,777,327,470	Purchase of bonds
23	Sunshine Rental Joint Stock Company	A company related to key management personnel /Shared major shareholder		0107069847 issued by the Department of Planning and Investment of Hanoi City on October 28, 2015	10th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	SmartMind Securities Joint Stock Company	January-June 2026	Receipt of share transfer totaling VND 155,000,000,000.	Receipt of transfer

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
24	Sai Gon Sunshine Group Joint Stock Company	A company related to key management personnel		0315210233 issued by the Department of Planning and Investment of Ho Chi Minh City on August 08, 2018	Commercial Unit S1.A2.02.03, 2nd Floor, Tower S1, No. 23 Phu Thuan, Tan My Ward, Ho Chi Minh City, Vietnam	Sunshine Sky Villa Joint Stock Company	January-June 2026	Increase in loans during the period totaling VND 476,750,000,000.	Loan
25	Sai Gon Sunshine Group Joint Stock Company	A company related to key management personnel		0315210233 first issued by the Department of Planning and Investment of Ho Chi Minh City on August 08, 2018	Commercial Unit S1.A2.02.03, 2nd Floor, Tower S1, No. 23 Phu Thuan, Tan My Ward, Ho Chi Minh City, Vietnam	Sunshine Sky Villa Joint Stock Company	January-June 2026	Repayment of loan principal totaling VND 476,750,000,000.	Repayment of loan principal
26	Sunshine AM Joint Stock Company	A company related to key management personnel		0108440863 first issued by the Department of Planning and Investment of Hanoi City on September 20, 2018	4th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Sunshine Sky Villa Joint Stock Company	January-June 2026	Collection of loans totaling VND 4,600,000,000.	Loan collection

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
27	Sunshine AM Joint Stock Company	A company related to key management personnel		0108440863 first issued by the Department of Planning and Investment of Hanoi City on September 20, 2018	4th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Sunshine Sky Villa Joint Stock Company	January-June 2026	Loans granted during the period totaling VND 394,082,191.	Loan
28	Sai Gon Sunshine Group Joint Stock Company	A company related to key management personnel		0315210233 first issued by the Department of Planning and Investment of Ho Chi Minh City on August 08, 2018	Commercial Unit S1.A2.02.03, 2nd Floor, Tower S1, No. 23 Phu Thuan, Tan My Ward, Ho Chi Minh City, Vietnam	Sunshine Sky Villa Joint Stock Company	January-June 2026	Interest expense totaling VND 5,008,383,562.	Interest expense
29	Sunshine AM Joint Stock Company	A company related to key management personnel		0108440863 first issued by the Department of Planning and Investment of Hanoi City on September 20, 2018	4th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Sunshine Sky Villa Joint Stock Company	January-June 2026	Interest income from deposits, loans, and bonds totaling VND 73,095,890.	Revenue

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
30	Viet My Construction Architecture Joint Stock Company	A company related to key management personnel		0108797736 issued by the Department of Planning and Investment of Hanoi City on June 24, 2019	6th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Sunshine Sky Villa Joint Stock Company	January-June 2026	Revenue from preferred shares totaling VND 4,381,990,760.	Revenue
31	Ocean Light Investment and Construction Company Limited	A company indirectly related to a member of key management personnel		No. 3604108347, first issued by the Dong Nai Department of Finance on June 13, 2025	10/7, Group 10, Binh Truoc Quarter, Tran Bien Ward, Dong Nai City, Vietnam	Sunshine Sky Villa Joint Stock Company	January-June 2026	Business cooperation contract totaling VND 475,805,000,000	
32	Sunshine Group Development Joint Stock Company	A company related to key management personnel /Shared major shareholder		0107397372 first issued by the Department of Planning and Investment of Hanoi City on April 13, 2016	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Unicloud Technology Group Joint Stock Company	January-June 2026	Revenue from the provision of IT services totaling VND 962,534,110.	Revenue

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
33	SCG Construction Joint Stock Company	A company related to key management personnel /Shared major shareholder		0108704763 first issued by the Department of Planning and Investment of Hanoi City on April 17, 2019	8th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Unicloud Technology Group Joint Stock Company	January-June 2026	Revenue from the provision of IT services totaling VND 694,799,111.	Revenue
34	KS Group Joint Stock Company	A company related to key management personnel		0109432720 first issued by the Department of Planning and Investment of Hanoi City on November 25, 2020	2nd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Unicloud Technology Group Joint Stock Company	January-June 2026	Revenue from the provision of IT services totaling VND 273,301,555.	Revenue
35	Sai Gon Sunshine Group Joint Stock Company	A company related to key management personnel		0315210233 issued by the Department of Planning and Investment of Ho Chi Minh City on August 08, 2018	Commercial Unit S1.A2.02.03, 2nd Floor, Tower S1, No. 23 Phu Thuan, Tan My Ward, Ho Chi Minh City, Vietnam	Unicloud Technology Group Joint Stock Company	January-June 2026	Revenue from the provision of IT services totaling VND 3,794,646,939.	Revenue

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
36	S-Decoro Joint Stock Company	A company related to key management personnel		0109383914 issued by the Department of Planning and Investment of Hanoi City on October 20, 2020	3rd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Unicloud Technology Group Joint Stock Company	January-June 2026	Revenue from the provision of IT services totaling VND 158,837,111.	Revenue
37	Sunshine - Design Joint Stock Company	A company related to key management personnel		0107431961 issued by the Department of Planning and Investment of Hanoi City on May 12, 2016	9th Floor, Sunshine Center Building, No. 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Unicloud Technology Group Joint Stock Company	January-June 2026	Revenue from the provision of IT services totaling VND 670,418,889.	Revenue
38	Big Gain Investment Company Limited	A company related to key management personnel		0314303005 issued for the first time by the Ho Chi Minh City Department of Planning and Investment on March 21, 2017	Commercial Unit No. S1.A2.01.03, 1st Floor, S1 Tower, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Vietnam	Unicloud Technology Group Joint Stock Company	January-June 2026	Revenue from the provision of IT services totaling VND 69,120,000.	Revenue

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
39	NOBLEX Technology & Finance Group Joint Stock Company	A company related to key management personnel		0110657366 first issued by the Department of Planning and Investment of Hanoi City on March 21, 2024	Unit S-03, Sunshine Golden River Building – CT02A, Nam Thang Long Urban Area, Phase 3, Phu Thuong Ward, Ha Noi City, Viet Nam.	Unicloud Technology Group Joint Stock Company	January-June 2026	Revenue from the provision of IT services totaling VND 1,805,757,557.	Revenue
40	ODE Media and Entertainment Group Joint Stock Company	A company related to key management personnel		0107602021, first issued by the Department of Planning and Investment of Hanoi City on October 18, 2016	4th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Unicloud Technology Group Joint Stock Company	January-June 2026	Revenue from the provision of IT services totaling VND 1,057,088,777.	Revenue
41	ODE Media and Entertainment Group Joint Stock Company	A company related to key management personnel		0107602021, first issued by the Department of Planning and Investment of Hanoi City on October 18, 2016	4th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Unicloud Technology Group Joint Stock Company	January-June 2026	Event communication expenses totaling VND 61,526,520.	Expenses

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42	KS Group Joint Stock Company	A company related to key management personnel		0109432720 first issued by the Department of Planning and Investment of Hanoi City on November 25, 2020	2nd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Unicloud Technology Investment Joint Stock Company	January-June 2026	Collection of loans totaling VND 10,063,561,644.	Loan collection
43	KS Group Joint Stock Company	A company related to key management personnel		0109432720 first issued by the Department of Planning and Investment of Hanoi City on November 25, 2020	2nd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Unicloud Technology Investment Joint Stock Company	January-June 2026	Loans granted during the period totaling VND 10,000,000,000.	Loan
44	KS Group Joint Stock Company	A company related to key management personnel		0109432720 first issued by the Department of Planning and Investment of Hanoi City on November 25, 2020	2nd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Unicloud Technology Investment Joint Stock Company	January-June 2026	Interest income from loans during the period totaling VND 63,561,644.	Revenue

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
45	Sunshine Rental Joint Stock Company	A company related to key management personnel /Shared major shareholder		0107069847 issued by the Department of Planning and Investment of Hanoi City on October 28, 2015	10th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Sunshine Mart Service and Trading Business Company Limited	January-June 2026	Revenue from the provision of retail services totaling VND 178,061,317.	Revenue
46	Sunshine Cab Joint Stock Company	A company related to key management personnel		0108130212 issued by the Department of Planning and Investment of Hanoi City on January 11, 2018	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi, Vietnam	Sunshine Mart Service and Trading Business Company Limited	January-June 2026	Revenue from the provision of retail services totaling VND 4,784,759.	Revenue
47	Sunshine Business Commercial Investment Joint Stock Company	A company indirectly related to a member of key management personnel		0107450322 issued by the Department of Planning and Investment of Hanoi City on May 30, 2016	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi, Vietnam	Sunshine Mart Service and Trading Business Company Limited	January-June 2026	Revenue from the provision of retail services totaling VND 1,499,200.	Revenue

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
48	Sunshine AM Joint Stock Company	A company related to key management personnel		0108440863 first issued by the Department of Planning and Investment of Hanoi City on September 20, 2018	4th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Sunshine Mart Service and Trading Business Company Limited	January-June 2026	Revenue from the provision of retail services totaling VND 3,421,923.	Revenue
49	SCG Construction Joint Stock Company	A company related to key management personnel /Shared major shareholder		0108704763 first issued by the Department of Planning and Investment of Hanoi City on April 17, 2019	8th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Sunshine Mart Service and Trading Business Company Limited	January-June 2026	Revenue from the provision of retail services totaling VND 941,615,674.	Revenue
50	Sunshine Entertainment Joint Stock Company	A company related to key management personnel /Shared major shareholder		4201397634 first issued by the Department of Planning and Investment of Khanh Hoa Province on 12 December 2011	38B Nguyen Thi Dinh Street, Phuoc Long Ward, Nha Trang City, Khanh Hoa Province, Viet Nam	Sunshine Mart Service and Trading Business Company Limited	January-June 2026	Revenue from the provision of retail services totaling VND 193,820,964.	Revenue

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51	KS Group Joint Stock Company	A company related to key management personnel		0109432720 first issued by the Department of Planning and Investment of Hanoi City on November 25, 2020	2nd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Sunshine Mart Service and Trading Business Company Limited	January-June 2026	Revenue from the provision of retail services totaling VND 129,156,627.	Revenue
52	Sai Gon Sunshine Group Joint Stock Company	A company related to key management personnel		0315210233 first issued by the Department of Planning and Investment of Ho Chi Minh City on August 08, 2018	Commercial Unit S1.A2.02.03, 2nd Floor, Tower S1, No. 23 Phu Thuan, Tan My Ward, Ho Chi Minh City, Vietnam	Sunshine Mart Service and Trading Business Company Limited	January-June 2026	Revenue from the provision of retail services totaling VND 13,400,000.	Revenue
53	Sunshine Group Development Joint Stock Company	A company related to key management personnel /Shared major shareholder		0107397372 first issued by the Department of Planning and Investment of Hanoi City on April 13, 2016	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Sunshine Mart Service and Trading Business Company Limited	January-June 2026	Revenue from the provision of retail services totaling VND 133,486,881.	Revenue

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
54	S-Decoro Joint Stock Company	A company related to key management personnel		0109383914 first issued by the Department of Planning and Investment of Hanoi City on October 20, 2020	3rd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Sunshine Mart Service and Trading Business Company Limited	January-June 2026	Revenue from the provision of retail services totaling VND 59,487,683.	Revenue
55	Sunshine - Design Joint Stock Company	A company related to key management personnel		0107431961 first issued by the Department of Planning and Investment of Hanoi City on May 12, 2016	9th Floor, Sunshine Center Building, No. 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Sunshine Mart Service and Trading Business Company Limited	January-June 2026	Revenue from the provision of retail services totaling VND 305,393,155.	Revenue
56	Vietnet Technology and Investment JSC	A company related to key management personnel		0107920095 first issued by the Department of Planning and Investment of Hanoi City on July 17, 2017	11th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Sunshine Mart Service and Trading Business Company Limited	January-June 2026	Revenue from the provision of retail services totaling VND 11,037,825.	Revenue

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57	Fulland Real Estate Joint Stock Company	A company related to key management personnel		0108307893 first issued by the Department of Planning and Investment of Hanoi City on June 02, 2018	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Sunshine Mart Service and Trading Business Company Limited	January-June 2026	Revenue from the provision of retail services totaling VND 2,440,107.	Revenue
58	Big Gain Investment Company Limited	A company related to key management personnel		0314303005 issued for the first time by the Ho Chi Minh City Department of Planning and Investment on March 21, 2017	Commercial Unit No. S1.A2.01.03, 1st Floor, S1 Tower, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Vietnam	Sunshine Mart Service and Trading Business Company Limited	January-June 2026	Revenue from the provision of retail services totaling VND 15,065,425.	Revenue
59	Big Gain Investment Company Limited	A company related to key management personnel		0314303005 issued for the first time by the Ho Chi Minh City Department of Planning and Investment on March 21, 2017	Commercial Unit No. S1.A2.01.03, 1st Floor, S1 Tower, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Vietnam	Sunshine Mart Service and Trading Business Company Limited	January-June 2026	Revenue from the provision of retail services totaling VND 9,364,987.	Revenue

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
60	VNE Sunshine Investment, Trade And Construction Development Joint Stock Company	A company related to key management personnel		0109187797 first issued by the Department of Planning and Investment of Hanoi City on May 19, 2020	Villa LP4-SL50, Lot TT116-8, Southeastern Land Area, Urban Area, An Khanh Commune, Ha Noi City, Viet Nam	Sunshine Mart Service and Trading Business Company Limited	January-June 2026	Revenue from the provision of retail services totaling VND 1,867,381.	Revenue
61	NOBLEX Technology & Finance Group Joint Stock Company	A company related to key management personnel		0110657366 first issued by the Department of Planning and Investment of Hanoi City on March 21, 2024	Unit S-03, Sunshine Golden River Building – CT02A, Nam Thang Long Urban Area, Phase 3, Phu Thuong Ward, Ha Noi City, Viet Nam.	Sunshine Mart Service and Trading Business Company Limited	January-June 2026	Revenue from the provision of retail services totaling VND 242,645,326.	Revenue
62	Unique Group Joint Stock Company	A company indirectly related to a member of key management personnel		0317398911, first issued by the Department of Planning and Investment of Ho Chi Minh City on July 22, 2022	Commercial Unit No. S1.A1.2.5.02, Level 2.5, S1 Tower, 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Vietnam	Sunshine Mart Service and Trading Business Company Limited	January-June 2026	Revenue from the provision of retail services totaling VND 11,813,875.	Revenue

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
63	ODE Media and Entertainment Group Joint Stock Company	A company related to key management personnel		0107602021, first issued by the Department of Planning and Investment of Hanoi City on October 18, 2016	4th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Sunshine Mart Service and Trading Business Company Limited	January-June 2026	Revenue from the provision of retail services totaling VND 166,171,531.	Revenue
64	ODE Media and Entertainment Group Joint Stock Company	A company related to key management personnel		0107602021, first issued by the Department of Planning and Investment of Hanoi City on October 18, 2016	4th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Sunshine Mart Service and Trading Business Company Limited	January-June 2026	Event communication expenses totaling VND 3,239,280.	Expenses
65	SCG Construction Joint Stock Company	A company related to key management personnel /Shared major shareholder		0108704763 first issued by the Department of Planning and Investment of Hanoi City on April 17, 2019	8th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	S-Service Management & Operation Joint Stock Company	January-June 2026	Revenue from the provision of services totaling VND 1,469,809,079.	Revenue

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
66	Sunshine Cab Joint Stock Company	A company related to key management personnel		0108130212 issued by the Department of Planning and Investment of Hanoi City on January 11, 2018	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi, Vietnam	S-Service Management & Operation Joint Stock Company	January-June 2026	Revenue from the provision of operation management services totaling VND 80,273,035.	Revenue
67	Sunshine AM Joint Stock Company	A company related to key management personnel		0108440863 first issued by the Department of Planning and Investment of Hanoi City on September 20, 2018	4th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	S-Service Management & Operation Joint Stock Company	January-June 2026	Revenue from the provision of operation management services totaling VND 297,190,715.	Revenue
68	KS Group Joint Stock Company	A company related to key management personnel		0109432720 first issued by the Department of Planning and Investment of Hanoi City on November 25, 2020	2nd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	S-Service Management & Operation Joint Stock Company	January-June 2026	Revenue from the provision of services totaling VND 159,789,185.	Revenue

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
69	Sunshine Rental Joint Stock Company	A company related to key management personnel /Shared major shareholder		0107069847 issued by the Department of Planning and Investment of Hanoi City on October 28, 2015	10th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	S-Service Management & Operation Joint Stock Company	January-June 2026	Revenue from the provision of services totaling VND 697,588,013.	Revenue
70	Sunshine Group Development Joint Stock Company	A company related to key management personnel /Shared major shareholder		0107397372 first issued by the Department of Planning and Investment of Hanoi City on April 13, 2016	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	S-Service Management & Operation Joint Stock Company	January-June 2026	Revenue from the provision of operation management services totaling VND 1,496,430,660.	Revenue
71	S-Decoro Joint Stock Company	A company related to key management personnel		0109383914 issued by the Department of Planning and Investment of Hanoi City on October 20, 2020	3rd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	S-Service Management & Operation Joint Stock Company	January-June 2026	Revenue from the provision of services totaling VND 66,192,461.	Revenue

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
72	Sunshine - Design Joint Stock Company	A company related to key management personnel		0107431961 issued by the Department of Planning and Investment of Hanoi City on May 12, 2016	9th Floor, Sunshine Center Building, No. 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	S-Service Management & Operation Joint Stock Company	January-June 2026	Revenue from the provision of services totaling VND 915,346,439.	Revenue
73	Vietnet Technology and Investment JSC	A company related to key management personnel		0107920095 issued by the Department of Planning and Investment of Hanoi City on July 17, 2017	11th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	S-Service Management & Operation Joint Stock Company	January-June 2026	Revenue from the provision of services totaling VND 255,027,638.	Revenue
74	Sai Gon Sunshine Group Joint Stock Company	A company related to key management personnel		0315210233 issued by the Department of Planning and Investment of Ho Chi Minh City on August 08, 2018	Commercial Unit S1.A2.02.03, 2nd Floor, Tower S1, No. 23 Phu Thuan, Tan My Ward, Ho Chi Minh City, Vietnam	S-Service Management & Operation Joint Stock Company	January-June 2026	Revenue from the provision of operation management services totaling VND 1,208,121,199.	Revenue

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
75	Fulland Real Estate Joint Stock Company	A company related to key management personnel		0108307893 first issued by the Department of Planning and Investment of Hanoi City on June 02, 2018	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	S-Service Management & Operation Joint Stock Company	January-June 2026	Revenue from the provision of operation management services totaling VND 916,667.	Revenue
76	Big Gain Investment Company Limited	A company related to key management personnel		0314303005 first issued for the first time by the Ho Chi Minh City Department of Planning and Investment on March 21, 2017	Commercial Unit No. S1.A2.01.03, 1st Floor, S1 Tower, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Vietnam	S-Service Management & Operation Joint Stock Company	January-June 2026	Revenue from the provision of operation management services totaling VND 5,624,815,320.	Revenue
77	New Diamond Consultancy, Investment And Trading Joint Stock Company	A company related to key management personnel		0101182966 first issued by the Department of Planning and Investment of Hanoi City on 10 May 2016	Phung Town Industrial Cluster, Dan Phuong Commune, Ha Noi City, Viet Nam	S-Service Management & Operation Joint Stock Company	January-June 2026	Revenue from the provision of operation management services totaling VND 3,916,666.	Revenue

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
78	VNE Sunshine Investment, Trade And Construction Development Joint Stock Company	A company related to key management personnel		0109187797 first issued by the Department of Planning and Investment of Hanoi City on May 19, 2020	Villa LP4-SL50, Lot TT116-8, Southeastern Land Area, Urban Area, An Khanh Commune, Ha Noi City, Viet Nam	S-Service Management & Operation Joint Stock Company	January-June 2026	Revenue from the provision of operation management services totaling VND 374,999.	Revenue
79	NOBLEX Technology & Finance Group Joint Stock Company	A company related to key management personnel		0110657366 first issued by the Department of Planning and Investment of Hanoi City on March 21, 2024	Unit S-03, Sunshine Golden River Building – CT02A, Nam Thang Long Urban Area, Phase 3, Phu Thuong Ward, Ha Noi City, Viet Nam.	S-Service Management & Operation Joint Stock Company	January-June 2026	Revenue from the provision of services totaling VND 3,134,058,763.	Revenue
80	Bach Giang DCI Investment Development And Construction Joint Stock Company	A company related to key management personnel		No. 0101524708, first issued by the Hung Yen Department of Planning and Investment on August 12, 2004.	Nhu Phuong Thuong Hamlet, Nghia Tru Commune, Hung Yen Province, Vietnam	S-Service Management & Operation Joint Stock Company	January-June 2026	Revenue from the provision of services totaling VND 12,208,333.	Revenue

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
81	ODE Media and Entertainment Group Joint Stock Company	A company related to key management personnel		0107602021, first issued by the Department of Planning and Investment of Hanoi City on October 18, 2016	4th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	S-Service Management & Operation Joint Stock Company	January-June 2026	Revenue from the provision of services totaling VND 883,244,651.	Revenue
82	Big Gain Investment Company Limited	A company related to key management personnel		0314303005 first issued for the first time by the Ho Chi Minh City Department of Planning and Investment on March 21, 2017	Commercial Unit No. S1.A2.01.03, 1st Floor, S1 Tower, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Vietnam	S-Service Management & Operation Joint Stock Company	January-June 2026	Cost of goods sold and services rendered totaling VND 4,293,917,833.	Expenses
83	ODE Media and Entertainment Group Joint Stock Company	A company related to key management personnel		0107602021, first issued by the Department of Planning and Investment of Hanoi City on October 18, 2016	4th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	S-Service Management & Operation Joint Stock Company	January-June 2026	Cost of goods sold and services rendered totaling VND 266,272,710.	Expenses

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
84	Sunshine Group Development Joint Stock Company	A company related to key management personnel /Shared major shareholder		0107397372 first issued by the Department of Planning and Investment of Hanoi City on April 13, 2016	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	S-Service Management & Operation Joint Stock Company	January-June 2026	Interest income from loans totaling VND 182,090,958.	Revenue
85	Diamond Westlake Investment Company Limited	A company related to key management personnel		0108321584 first issued by the Department of Planning and Investment of Hanoi City on June 11, 2018	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi, Vietnam	Sunshine Tay Ho Joint Stock Company	January-June 2026	Collection of loans totaling VND 8,250,000,000.	Loan collection
86	KS Group Joint Stock Company	A company related to key management personnel		0109432720 first issued by the Department of Planning and Investment of Hanoi City on November 25, 2020	2nd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Sunshine Tay Ho Joint Stock Company	January-June 2026	Collection of loans totaling VND 937,230,000,000.	Loan collection

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
87	New Diamond Consultancy, Investment And Trading Joint Stock Company	A company related to key management personnel		0101182966 first issued by the Department of Planning and Investment of Hanoi City on 10 May 2016	Phung Town Industrial Cluster, Dan Phuong Commune, Ha Noi City, Viet Nam	Sunshine Tay Ho Joint Stock Company	January-June 2026	Collection of loans totaling VND 81,430,000,000.	Loan collection
88	KS Group Joint Stock Company	A company related to key management personnel		0109432720 first issued by the Department of Planning and Investment of Hanoi City on November 25, 2020	2nd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Sunshine Tay Ho Joint Stock Company	January-June 2026	Loans granted during the period totaling VND 884,600,000,000.	Loan
89	Diamond Westlake Investment Company Limited	A company related to key management personnel		0108321584 first issued by the Department of Planning and Investment of Hanoi City on June 11, 2018	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi, Vietnam	Sunshine Tay Ho Joint Stock Company	January-June 2026	Loans granted during the period totaling VND 8,250,000,000.	Loan

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
90	New Diamond Consultancy, Investment And Trading Joint Stock Company	A company related to key management personnel		0101182966 first issued by the Department of Planning and Investment of Hanoi City on 10 May 2016	Phung Town Industrial Cluster, Dan Phuong Commune, Ha Noi City, Viet Nam	Sunshine Tay Ho Joint Stock Company	January-June 2026	Loans granted during the period totaling VND 315,205,000,000.	Loan
91	KS Group Joint Stock Company	A company related to key management personnel		0109432720 first issued by the Department of Planning and Investment of Hanoi City on November 25, 2020	2nd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Sunshine Tay Ho Joint Stock Company	January-June 2026	Interest income from loans totaling VND 60,186,082,191.	Revenue
92	Diamond Westlake Investment Company Limited	A company related to key management personnel		0108321584 first issued by the Department of Planning and Investment of Hanoi City on June 11, 2018	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi, Vietnam	Sunshine Tay Ho Joint Stock Company	January-June 2026	Interest income from loans totaling VND 140,136,986.	Revenue

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
93	New Diamond Consultancy, Investment And Trading Joint Stock Company	A company related to key management personnel		0101182966 first issued by the Department of Planning and Investment of Hanoi City on 10 May 2016	Phung Town Industrial Cluster, Dan Phuong Commune, Ha Noi City, Viet Nam	Sunshine Tay Ho Joint Stock Company	January-June 2026	Interest income from loans totaling VND 10,098,183,561.	Revenue
94	NOBLEX Technology & Finance Group Joint Stock Company	A company related to key management personnel		0110657366 first issued by the Department of Planning and Investment of Hanoi City on March 21, 2024	Unit S-03, Sunshine Golden River Building – CT02A, Nam Thang Long Urban Area, Phase 3, Phu Thuong Ward, Ha Noi City, Viet Nam.	Sunshine Maple Bear Education Company Limited	January-June 2026	Revenue from cooperation in promoting the Noble App totaling VND 50,000,000.	Revenue
95	SCG Construction Joint Stock Company	A company related to key management personnel /Shared major shareholder		0108704763 first issued by the Department of Planning and Investment of Hanoi City on April 17, 2019	8th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	DIA Investment Joint Stock Company	January-June 2026	Revenue from property leasing totaling VND 90,000,000.	Revenue

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
96	SCG Construction Joint Stock Company	A company related to key management personnel /Shared major shareholder		0108704763 first issued by the Department of Planning and Investment of Hanoi City on April 17, 2019	8th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	DIA Investment Joint Stock Company	January-June 2026	Construction expenses totaling VND 13,760,236,838.	Expenses
97	ODE Media and Entertainment Group Joint Stock Company	A company related to key management personnel		0107602021, first issued by the Department of Planning and Investment of Hanoi City on October 18, 2016	4th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	DIA Investment Joint Stock Company	January-June 2026	Event communication expenses totaling VND 8,024,500.	Expenses
98	NOBLEX Technology & Finance Group Joint Stock Company	A company related to key management personnel		0110657366 first issued by the Department of Planning and Investment of Hanoi City on March 21, 2024	Unit S-03, Sunshine Golden River Building – CT02A, Nam Thang Long Urban Area, Phase 3, Phu Thuong Ward, Ha Noi City, Viet Nam.	DIA Investment Joint Stock Company	January-June 2026	Real estate brokerage expenses totaling VND 112,126,748,215.	Expenses

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
99	Viet My Construction Architecture Joint Stock Company	A company related to key management personnel		0108797736 first issued by the Department of Planning and Investment of Hanoi City on June 24, 2019	6th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	DIA Investment Joint Stock Company	January-June 2026	Increase in loans during the period totaling VND 10,100,000,000.	Loan
100	Viet My Construction Architecture Joint Stock Company	A company related to key management personnel		0108797736 first issued by the Department of Planning and Investment of Hanoi City on June 24, 2019	6th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	DIA Investment Joint Stock Company	January-June 2026	Repayment of loan principal totaling VND 10,100,000,000.	Repayment of loan principal
101	KS Group Joint Stock Company	A company related to key management personnel		0109432720 first issued by the Department of Planning and Investment of Hanoi City on November 25, 2020	2nd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	DIA Investment Joint Stock Company	January-June 2026	Collection of loans totaling VND 2,138,790,000,000	Loan collection

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
102	Sunshine Rental Joint Stock Company	A company related to key management personnel /Shared major shareholder		0107069847 first issued by the Department of Planning and Investment of Hanoi City on October 28, 2015	10th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	DIA Investment Joint Stock Company	January-June 2026	Collection of loans totaling VND 31,000,000,000.	Loan collection
103	KS Group Joint Stock Company	A company related to key management personnel		0109432720 first issued by the Department of Planning and Investment of Hanoi City on November 25, 2020	2nd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	DIA Investment Joint Stock Company	January-June 2026	Loans granted totaling VND 668,302,720,820.	Loan
104	Diamond Westlake Investment Company Limited	A company related to key management personnel		0108321584 first issued by the Department of Planning and Investment of Hanoi City on June 11, 2018	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi, Vietnam	DIA Investment Joint Stock Company	January-June 2026	Loans granted totaling VND 1,007,913,108,219	Loan

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
105	Sunshine Rental Joint Stock Company	A company related to key management personnel /Shared major shareholder		0107069847 first issued by the Department of Planning and Investment of Hanoi City on October 28, 2015	10th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	DIA Investment Joint Stock Company	January-June 2026	Loans granted totaling VND 31,449,950,685.	Loan
106	Viet My Construction Architecture Joint Stock Company	A company related to key management personnel		0108797736 first issued by the Department of Planning and Investment of Hanoi City on June 24, 2019	6th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	DIA Investment Joint Stock Company	January-June 2026	Interest expense totaling VND 19,369,863	Expenses
107	KS Group Joint Stock Company	A company related to key management personnel		0109432720 first issued by the Department of Planning and Investment of Hanoi City on November 25, 2020	2nd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	DIA Investment Joint Stock Company	January-June 2026	Interest income from loans totaling VND 114,704,618,218.	Revenue

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
108	Diamond Westlake Investment Company Limited	A company related to key management personnel		0108321584 first issued by the Department of Planning and Investment of Hanoi City on June 11, 2018	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi, Vietnam	DIA Investment Joint Stock Company	January-June 2026	Interest income from loans totaling VND 19,613,108,219.	Revenue
109	Sunshine Rental Joint Stock Company	A company related to key management personnel /Shared major shareholder		0107069847 first issued by the Department of Planning and Investment of Hanoi City on October 28, 2015	10th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	DIA Investment Joint Stock Company	January-June 2026	Interest income from loans totaling VND 449,950,685.	Revenue
110	Sai Gon Sunshine Group Joint Stock Company	A company related to key management personnel		0315210233 issued by the Department of Planning and Investment of Ho Chi Minh City on August 08, 2018	Commercial Unit S1.A2.02.03, 2nd Floor, Tower S1, No. 23 Phu Thuan, Tan My Ward, Ho Chi Minh City, Vietnam	Sunshine Homes Development Joint Stock Company	January-June 2026	Revenue from the sale of goods and the provision of services totaling VND 388,888,888.	Revenue

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
111	Sai Gon Sunshine Group Joint Stock Company	A company related to key management personnel		0315210233 issued by the Department of Planning and Investment of Ho Chi Minh City on August 08, 2018	Commercial Unit S1.A2.02.03, 2nd Floor, Tower S1, No. 23 Phu Thuan, Tan My Ward, Ho Chi Minh City, Vietnam	Sunshine Homes Development Joint Stock Company	January-June 2026	Cost of goods sold and services rendered totaling VND 291,436,364.	Expenses
112	ODE Media and Entertainment Group Joint Stock Company	A company related to key management personnel		0107602021, first issued by the Department of Planning and Investment of Hanoi City on October 18, 2016	4th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Sunshine Homes Development Joint Stock Company	January-June 2026	Event communication expenses totaling VND 54,198,870.	Expenses
113	NobleX Technology & Finance Group Joint Stock Company	A company related to key management personnel		0110657366 first issued by the Department of Planning and Investment of Hanoi City on March 21, 2024	Unit S-03, Sunshine Golden River Building – CT02A, Nam Thang Long Urban Area, Phase 3, Phu Thuong Ward, Ha Noi City, Viet Nam	Sunshine Homes Development Joint Stock Company	January-June 2026	Payment for Lunar New Year 2026 lucky money and vouchers for April 30 and May 1 totaling VND 147,500,000.	

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
114	Fulland Real Estate Joint Stock Company	A company related to key management personnel		0108307893 first issued by the Department of Planning and Investment of Hanoi City on June 02, 2018	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Xuan Dinh Construction Investment Joint Stock Company	January-June 2026	Collection of loans totaling VND 104,370,000,000.	Loan collection
115	Fulland Real Estate Joint Stock Company	A company related to key management personnel		0108307893 first issued by the Department of Planning and Investment of Hanoi City on June 02, 2018	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Xuan Dinh Construction Investment Joint Stock Company	January-June 2026	Loans granted during the period totaling VND 43,315,657,535.	Loan
116	Sunshine Rental Joint Stock Company	A company related to key management personnel /Shared major shareholder		0107069847 issued by the Department of Planning and Investment of Hanoi City on October 28, 2015	10th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Xuan Dinh Construction Investment Joint Stock Company	January-June 2026	Loans granted during the period totaling VND 539,353,558.	Loan

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
117	Fulland Real Estate Joint Stock Company	A company related to key management personnel		0108307893 first issued by the Department of Planning and Investment of Hanoi City on June 02, 2018	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Xuan Dinh Construction Investment Joint Stock Company	January-June 2026	Interest income from loans totaling VND 43,315,657,535.	Revenue
118	CMQ Real Estate Investment and Development Joint Stock Company	A company indirectly related to a member of key management personnel		No. 0111017915, issued by the Hanoi Department of Finance on April 8, 2025.	18th Floor, CEO Building, Lot HH2-1, Me Tri Ha Urban Area, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Xuan Dinh Construction Investment Joint Stock Company	January-June 2026	Revenue sharing for the Sunshine City project totaling VND 334,562,463.	
119	NobleX Technology & Finance Group Joint Stock Company	A company related to key management personnel		0110657366 issued by the Department of Planning and Investment of Hanoi City on March 21, 2024	Unit S-03, Sunshine Golden River Building – CT02A, Nam Thang Long Urban Area, Phase 3, Phu Thuong Ward, Ha Noi City, Viet Nam	Xuan Dinh Construction Investment Joint Stock Company	January-June 2026	Payment made on behalf for gifts to employees on holidays and the Lunar New Year totaling VND 6,800,000	

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
120	Sai Gon Sunshine Group Joint Stock Company	A company related to key management personnel		0315210233 issued by the Department of Planning and Investment of Ho Chi Minh City on August 08, 2018	Commercial Unit S1.A2.02.03, 2nd Floor, Tower S1, No. 23 Phu Thuan, Tan My Ward, Ho Chi Minh City, Vietnam	Xuan La Construction Investment Joint Stock Company	January-June 2026	Cost of goods sold and services rendered totaling VND 120,000,000.	Expenses
121	SCG Construction Joint Stock Company	A company related to key management personnel /Shared major shareholder		0108704763 first issued by the Department of Planning and Investment of Hanoi City on April 17, 2019	8th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Xuan La Construction Investment Joint Stock Company	January-June 2026	Construction expenses totaling VND 729,493,637.	Expenses
122	Fulland Real Estate Joint Stock Company	A company related to key management personnel		0108307893 first issued by the Department of Planning and Investment of Hanoi City on June 02, 2018	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Xuan La Construction Investment Joint Stock Company	January-June 2026	Collection of loans totaling VND 30,000,000,000.	Loan collection

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
123	Sunshine Rental Joint Stock Company	A company related to key management personnel /Shared major shareholder		0107069847 issued by the Department of Planning and Investment of Hanoi City on October 28, 2015	10th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Xuan La Construction Investment Joint Stock Company	January-June 2026	Collection of loans totaling VND 14,250,000,000.	Loan collection
124	Fulland Real Estate Joint Stock Company	A company related to key management personnel		0108307893 first issued by the Department of Planning and Investment of Hanoi City on June 02, 2018	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Xuan La Construction Investment Joint Stock Company	January-June 2026	Loans granted during the period totaling VND 102,682,816,437.	Loan
125	Sunshine Rental Joint Stock Company	A company related to key management personnel /Shared major shareholder		0107069847 issued by the Department of Planning and Investment of Hanoi City on October 28, 2015	10th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Xuan La Construction Investment Joint Stock Company	January-June 2026	Loans granted during the period totaling VND 946,980,242,191.	Loan

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
126	Fulland Real Estate Joint Stock Company	A company related to key management personnel		0108307893 first issued by the Department of Planning and Investment of Hanoi City on June 02, 2018	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Xuan La Construction Investment Joint Stock Company	January-June 2026	Loan revenue totaling VND 5,482,816,437.	Revenue
127	Sunshine Rental Joint Stock Company	A company related to key management personnel /Shared major shareholder		0107069847 issued by the Department of Planning and Investment of Hanoi City on October 28, 2015	10th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Xuan La Construction Investment Joint Stock Company	January-June 2026	Loan revenue totaling VND 13,920,242,191.	Revenue
128	Real Tech Real Estate Group Joint Stock Company	A company indirectly related to a member of key management personnel		No. 0315423182, first issued by the Ho Chi Minh City Department of Planning and Investment on December 5, 2018	Commercial Area S1.A2.01.01, 1st Floor, Tower S1, 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Vietnam	Xuan La Construction Investment Joint Stock Company	January-June 2026	Vehicle rental expenses totaling VND 480,000,000	Expenses

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
129	NOBLEX Technology & Finance Group Joint Stock Company	A company related to key management personnel		0110657366 first issued by the Department of Planning and Investment of Hanoi City on March 21, 2024	Unit S-03, Sunshine Golden River Building – CT02A, Nam Thang Long Urban Area, Phase 3, Phu Thuong Ward, Ha Noi City, Viet Nam.	Anh Duong Star Joint Stock Company	January-June 2026	Revenue from the sale of goods and the provision of services totaling VND 150,000,000.	Revenue
130	NOBLEX Technology & Finance Group Joint Stock Company	A company related to key management personnel		0110657366 first issued by the Department of Planning and Investment of Hanoi City on March 21, 2024	Unit S-03, Sunshine Golden River Building – CT02A, Nam Thang Long Urban Area, Phase 3, Phu Thuong Ward, Ha Noi City, Viet Nam.	Anh Duong Star Joint Stock Company	January-June 2026	Cost of goods sold and services rendered totaling VND 8,000,000.	Expenses
131	KS Group Joint Stock Company	A company related to key management personnel		0109432720 first issued by the Department of Planning and Investment of Hanoi City on November 25, 2020	2nd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Anh Duong Star Joint Stock Company	January-June 2026	Collection of loans totaling VND 11,660,000,000.	Loan collection

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
132	Fulland Real Estate Joint Stock Company	A company related to key management personnel		0108307893 first issued by the Department of Planning and Investment of Hanoi City on June 02, 2018	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Anh Duong Star Joint Stock Company	January-June 2026	Collection of loans totaling VND 27,450,000,000.	Loan collection
133	Fulland Real Estate Joint Stock Company	A company related to key management personnel		0108307893 first issued by the Department of Planning and Investment of Hanoi City on June 02, 2018	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Anh Duong Star Joint Stock Company	January-June 2026	Loans granted during the period totaling VND 12,900,745,205.	Loan
134	KS Group Joint Stock Company	A company related to key management personnel		0109432720 first issued by the Department of Planning and Investment of Hanoi City on November 25, 2020	2nd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Anh Duong Star Joint Stock Company	January-June 2026	Interest income from loans totaling VND 9,405,685,478.	Revenue

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
135	Fulland Real Estate Joint Stock Company	A company related to key management personnel		0108307893 first issued by the Department of Planning and Investment of Hanoi City on June 02, 2018	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Anh Duong Star Joint Stock Company	January-June 2026	Interest income from loans totaling VND 12,755,978,082.	Revenue
136	New Diamond Consultancy, Investment And Trading Joint Stock Company	A company related to key management personnel		0101182966 first issued by the Department of Planning and Investment of Hanoi City on 10 May 2016	Phung Town Industrial Cluster, Dan Phuong Commune, Ha Noi City, Viet Nam	Long Bien Construction Investment Joint Stock Company	January-June 2026	Increase in loans during the period totaling VND 2,000,000,000.	Loan
137	Bach Giang DCI Investment Development And Construction Joint Stock Company	A company related to key management personnel		No. 0101524708, first issued by the Hung Yen Department of Planning and Investment on August 12, 2004.	Nhu Phuong Thuong Hamlet, Nghia Tru Commune, Hung Yen Province, Vietnam	Long Bien Construction Investment Joint Stock Company	January-June 2026	Deposit for share transfer totaling VND 692,250,000,000.	Deposit

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
138	New Diamond Consultancy, Investment And Trading Joint Stock Company	A company related to key management personnel		0101182966 first issued by the Department of Planning and Investment of Hanoi City on 10 May 2016	Phung Town Industrial Cluster, Dan Phuong Commune, Ha Noi City, Viet Nam	Long Bien Construction Investment Joint Stock Company	January-June 2026	Interest expense totaling VND 40,328,767.	Expenses
139	CMQ Real Estate Investment and Development Joint Stock Company	A company indirectly related to a member of key management personnel		0111017915, first issued by the Hanoi Department of Planning and Investment on April 8, 2025	18th Floor, CEO Building, Lot HH2-1, Me Tri Ha Urban Area, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Long Bien Construction Investment Joint Stock Company	January-June 2026	Revenue from the allocation of leasable commercial space at the Sunshine Green Iconic project totaled VND 212,405,631.	
140	Sunshine Cab Joint Stock Company	A company related to key management personnel		0108130212 issued by the Department of Planning and Investment of Hanoi City on January 11, 2018	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi, Vietnam	Wonderland Real Estate Joint Stock Company	January-June 2026	Vehicle rental expenses totaling VND 107,891,471.	Expenses

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
141	NOBLEX Technology & Finance Group Joint Stock Company	A company related to key management personnel		0110657366 first issued by the Department of Planning and Investment of Hanoi City on March 21, 2024	Unit S-03, Sunshine Golden River Building – CT02A, Nam Thang Long Urban Area, Phase 3, Phu Thuong Ward, Ha Noi City, Viet Nam.	Wonderland Real Estate Joint Stock Company	January-June 2026	Real estate brokerage expenses totaling VND 82,784,675,215.	Expenses
142	Sai Gon Sunshine Group Joint Stock Company	A company related to key management personnel		0315210233 issued by the Department of Planning and Investment of Ho Chi Minh City on August 08, 2018	Commercial Unit S1.A2.02.03, 2nd Floor, Tower S1, No. 23 Phu Thuan, Tan My Ward, Ho Chi Minh City, Vietnam	Wonderland Real Estate Joint Stock Company	January-June 2026	Collection of loans totaling VND 23,800,000,000.	Loan collection
143	Diamond Westlake Investment Company Limited	A company related to key management personnel		0108321584 first issued by the Department of Planning and Investment of Hanoi City on June 11, 2018	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi, Vietnam	Wonderland Real Estate Joint Stock Company	January-June 2026	Collection of loans totaling VND 29,600,000,000.	Loan collection

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
144	KS Group Joint Stock Company	A company related to key management personnel		0109432720 first issued by the Department of Planning and Investment of Hanoi City on November 25, 2020	2nd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Wonderland Real Estate Joint Stock Company	January-June 2026	Collection of loans totaling VND 56,820,000,000.	Loan collection
145	KS Group Joint Stock Company	A company related to key management personnel		0109432720 first issued by the Department of Planning and Investment of Hanoi City on November 25, 2020	2nd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Wonderland Real Estate Joint Stock Company	January-June 2026	Loans granted during the period totaling VND 391,454,769,795.	Loan
146	Sai Gon Sunshine Group Joint Stock Company	A company related to key management personnel		0315210233 issued by the Department of Planning and Investment of Ho Chi Minh City on August 08, 2018	Commercial Unit S1.A2.02.03, 2nd Floor, Tower S1, No. 23 Phu Thuan, Tan My Ward, Ho Chi Minh City, Vietnam	Wonderland Real Estate Joint Stock Company	January-June 2026	Loans granted during the period totaling VND 209,217,075,616.	Loan

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
147	Diamond Westlake Investment Company Limited	A company related to key management personnel		0108321584 first issued by the Department of Planning and Investment of Hanoi City on June 11, 2018	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi, Vietnam	Wonderland Real Estate Joint Stock Company	January-June 2026	Loans granted during the period totaling VND 593,621,919.	Loan
148	Sai Gon Sunshine Group Joint Stock Company	A company related to key management personnel		0315210233 issued by the Department of Planning and Investment of Ho Chi Minh City on August 08, 2018	Commercial Unit S1.A2.02.03, 2nd Floor, Tower S1, No. 23 Phu Thuan, Tan My Ward, Ho Chi Minh City, Vietnam	Wonderland Real Estate Joint Stock Company	January-June 2026	Interest income from loans totaling VND 10,217,075,616.	Revenue
149	KS Group Joint Stock Company	A company related to key management personnel		0109432720 first issued by the Department of Planning and Investment of Hanoi City on November 25, 2020	2nd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Wonderland Real Estate Joint Stock Company	January-June 2026	Interest income from loans totaling VND 3,644,769,795.	Revenue

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
150	Diamond Westlake Investment Company Limited	A company related to key management personnel		0108321584 first issued by the Department of Planning and Investment of Hanoi City on June 11, 2018	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi, Vietnam	Wonderland Real Estate Joint Stock Company	January-June 2026	Interest income from loans totaling VND 7,577,358,905.	Revenue
151	NobleX Technology & Finance Group Joint Stock Company	A company related to key management personnel		0110657366 issued by the Department of Planning and Investment of Hanoi City on March 21, 2024	Unit S-03, Sunshine Golden River Building – CT02A, Nam Thang Long Urban Area, Phase 3, Phu Thuong Ward, Ha Noi City, Viet Nam	Wonderland Real Estate Joint Stock Company	January-June 2026	Payment made on behalf for employee gifts during holidays and the Lunar New Year totaling VND 9,000,000.	
152	Sunshine - Design Joint Stock Company	A company related to key management personnel		0107431961 first issued by the Department of Planning and Investment of Hanoi City on May 12, 2016	9th Floor, Sunshine Center Building, No. 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Thai Minh Land Investment Joint Stock Company	January-June 2026	Consulting and design service expenses totaling VND 3,899,740,600.	Expenses

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
153	NOBLEX Technology & Finance Group Joint Stock Company	A company related to key management personnel		0110657366 first issued by the Department of Planning and Investment of Hanoi City on March 21, 2024	Unit S-03, Sunshine Golden River Building – CT02A, Nam Thang Long Urban Area, Phase 3, Phu Thuong Ward, Ha Noi City, Viet Nam.	Thai Minh Land Investment Joint Stock Company	January-June 2026	Real estate brokerage expenses totaling VND 13,299,120,553.	Expenses
154	Diamond Westlake Investment Company Limited	A company related to key management personnel		0108321584 first issued by the Department of Planning and Investment of Hanoi City on June 11, 2018	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi, Vietnam	Thai Minh Land Investment Joint Stock Company	January-June 2026	Repayment of loan principal totaling VND 151,468,363,013.	Repayment of loan principal
155	Diamond Westlake Investment Company Limited	A company related to key management personnel		0108321584 first issued by the Department of Planning and Investment of Hanoi City on June 11, 2018	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi, Vietnam	Thai Minh Land Investment Joint Stock Company	January-June 2026	Collection of loans totaling VND 1,046,651,636,987	Loan collection

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
156	KS Group Joint Stock Company	A company related to key management personnel		0109432720 first issued by the Department of Planning and Investment of Hanoi City on November 25, 2020	2nd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Thai Minh Land Investment Joint Stock Company	January-June 2026	Collection of loans totaling VND 519,180,000,000.	Loan collection
157	KS Group Joint Stock Company	A company related to key management personnel		0109432720 first issued by the Department of Planning and Investment of Hanoi City on November 25, 2020	2nd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Thai Minh Land Investment Joint Stock Company	January-June 2026	Loans granted during the period totaling VND 526,683,180,822.	Loan
158	Sai Gon Sunshine Group Joint Stock Company	A company related to key management personnel		0315210233 first issued by the Department of Planning and Investment of Ho Chi Minh City on August 08, 2018	Commercial Unit S1.A2.02.03, 2nd Floor, Tower S1, No. 23 Phu Thuan, Tan My Ward, Ho Chi Minh City, Vietnam	Thai Minh Land Investment Joint Stock Company	January-June 2026	Loans granted during the period totaling VND 32,232,877.	Loan

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
159	Diamond Westlake Investment Company Limited	A company related to key management personnel		0108321584 first issued by the Department of Planning and Investment of Hanoi City on June 11, 2018	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi, Vietnam	Thai Minh Land Investment Joint Stock Company	January-June 2026	Loans granted during the period totaling VND 1,067,082,877,401	Loan
160	Sai Gon Sunshine Group Joint Stock Company	A company related to key management personnel		0315210233 first issued by the Department of Planning and Investment of Ho Chi Minh City on August 08, 2018	Commercial Unit S1.A2.02.03, 2nd Floor, Tower S1, No. 23 Phu Thuan, Tan My Ward, Ho Chi Minh City, Vietnam	Thai Minh Land Investment Joint Stock Company	January-June 2026	Interest income from loans totaling VND 32,232,877.	Revenue
161	KS Group Joint Stock Company	A company related to key management personnel		0109432720 first issued by the Department of Planning and Investment of Hanoi City on November 25, 2020	2nd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Thai Minh Land Investment Joint Stock Company	January-June 2026	Interest income from loans totaling VND 7,503,180,822.	Loan

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
162	Diamond Westlake Investment Company Limited	A company related to key management personnel		0108321584 first issued by the Department of Planning and Investment of Hanoi City on June 11, 2018	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi, Vietnam	Thai Minh Land Investment Joint Stock Company	January-June 2026	Interest income from loans totaling VND 20,431,240,414.	Loan
163	NobleX Technology & Finance Group Joint Stock Company	A company related to key management personnel		0110657366 issued by the Department of Planning and Investment of Hanoi City on March 21, 2024	Unit S-03, Sunshine Golden River Building – CT02A, Nam Thang Long Urban Area, Phase 3, Phu Thuong Ward, Ha Noi City, Viet Nam	Hung Thinh Phat Housing Investment Company Limited	January-June 2026	Payment made on behalf for employee gifts during holidays and the Lunar New Year totaling VND 1,000,000.	
164	Sunshine Group Development Joint Stock Company	A company related to key management personnel /Shared major shareholder		0107397372 first issued by the Department of Planning and Investment of Hanoi City on April 13, 2016	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	UniCloud Technology Investment Joint Stock Company	January-June 2026	Car rental cost totaling 108,000,000 VND	

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):

No.	Name of organization/ individual	Relationship with the Company	NSH No.* date of issue, place of issue	Address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors (if any, specifying date of issue)	Content, quantity, total value of transaction	Note
1	Long Bien Construction Investment Joint Stock Company	Mr. Do Van Truong, a member of the Company's Board of Directors, is currently the Director of Long Bien Construction	0108715437 issued by the Department of Planning and Investment of Hanoi City on April 24, 2019	Management Office Building, CT7 Lot, Nguyen Lam Street, Phuc Loi Ward, Hanoi City, Vietnam	January-June 2026	No. 10/2026/SSG/NQ-HDQT dated March 31, 2026	Revenue from the provision of management consulting services totaling VND 16,031,610,234.	
2	Sunshine Sky Villa Joint Stock Company	Ms. Nguyen Thi Phuong Loan, a member of the Company's Board of Directors, is currently a member of the Board of Directors of Sky Villa	0108359563 first issued by the Department of Planning and Investment of Hanoi City on July 10, 2018	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	January-June 2026	No. 09A/2024/RTG/NQ-HDQT dated April 25, 2024	Revenue from the provision of management consulting services totaling VND 56,898,890,480.	
3	Sunshine Tay Ho Joint Stock Company	Mr. Nguyen Xuan Anh, the Company's Deputy Chief Executive Officer, is currently the Chairman of the	0108268436 first issued by the Department of Planning and Investment of Hanoi City on May 09, 2018	12th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	January-June 2026	No. 34/2025/SSG/NQ-HDQT dated September 19, 2025	Revenue from the provision of management consulting services totaling VND 454,203,957,578.	

No.	Name of organization/ individual	Relationship with the Company	NSH No.* date of issue, place of issue	Address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors (if any, specifying date of issue)	Content, quantity, total value of transaction	Note
		Board of Directors of Sunshine Tay Ho						
4	Unicloud Technology Investment Joint Stock Company	Mr. Dinh Chi Hieu, the Company's Deputy Chief Executive Officer, is currently the Director of Unicloud Technology Investment	0109656689 first issued by the Department of Planning and Investment of Hanoi City on June 02, 2021	6th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	January-June 2026	No. 34/2025/SSG/NQ-HDQT dated September 19, 2025	Revenue from the provision of management consulting services totaling VND 13,936,020,266.	
5	Sunshine Mart Service and Trading Business Company Limited	Mr. Do Van Truong, a member of the Company's Board of Directors, is currently the Chairman of the Members' Council and General Director of Sunshine Mart	0109334554 issued by the Department of Planning and Investment of Hanoi City on September 08, 2020	1st Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	January-June 2026	No. 38/2025/SSG/NQ-HDQT dated October 1, 2025; No. 36/2025/SSG/NQ-HDQT dated September 2, 2025.	Expenses for the provision of food and beverage services, meal provision, and gift vouchers totaling VND 591,304,939.	
6	Unicloud Technology Group Joint Stock Company	Mr. Dinh Chi Hieu, the Company's Deputy Chief Executive Officer, is currently the Chairman of the Board of Directors	0107432651 issued by the Department of Planning and Investment of Hanoi City on May 12, 2016	10th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	January-June 2026	No. 04/2025/SSG/NQ-HDQT dated February 25, 2025	Expenses for the provision of software services and system administration services totaling VND 150,311,111.	

No.	Name of organization/ individual	Relationship with the Company	NSH No.* date of issue, place of issue	Address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors (if any, specifying date of issue)	Content, quantity, total value of transaction	Note
		and General Director of Unicloud Technology Group						
7	Unicloud Technology Group Joint Stock Company	Mr. Dinh Chi Hieu, the Company's Deputy Chief Executive Officer, is currently the Chairman of the Board of Directors and General Director of Unicloud Technology Group	0107432651 issued by the Department of Planning and Investment of Hanoi City on May 12, 2016	10th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	January-June 2026	No. 10/2023/RTG/NQ-HDQT dated December 21, 2023	Expenses for the provision of software services and system administration services totaling VND 418,774,000.	
8	Sunshine - Design Joint Stock Company	Mr. Nguyen Xuan Anh, the Company's Deputy Chief Executive Officer, is currently a member of the Board of Directors of Sunshine - Design	0107431961 issued by the Department of Planning and Investment of Hanoi City on May 12, 2016	9th Floor, Sunshine Center Building, No. 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	January-June 2026	No. 50/2025/SSG/NQ-HDQT dated November 27, 2025	Vehicle rental expenses totaling VND 60,000,000.	
9	Sunshine CAB Joint Stock Company	Mr. Do Van Truong, a member of the Company's Board of Directors, is currently	0108130212 issued by the Department of Planning and	9th Floor, Sunshine Center Building, No. 16, Pham Hung	January-June 2026	No. 25/2025/SSG/NQ-HDQT dated June 13, 2025	Vehicle rental expenses totaling VND 78,000,000.	

No.	Name of organization/ individual	Relationship with the Company	NSH No.* date of issue, place of issue	Address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors (if any, specifying date of issue)	Content, quantity, total value of transaction	Note
		the Director of Sunshine Cab	Investment of Hanoi City on January 11, 2018	Street, Tu Liem Ward, Hanoi City, Vietnam				
10	ODE Media and Entertainment Group Joint Stock Company	Mr. Dinh Chi Hieu, the Company's Deputy Chief Executive Officer, is currently the Chairman of the Board of Directors of ODE Media and Entertainment; Mr. Cao Phi Hung, the Company's Deputy Chief Executive Officer, is currently a member of the Board of Directors of ODE Media and Entertainment	0107602021, first issued by the Department of Planning and Investment of Hanoi City on October 18, 2016	4th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	January-June 2026	No. 02/2026/SSG/NQ-HDQT dated January 31, 2026; No. 04/2026/SSG/NQ-HDQT dated February 4, 2026; No. 11/2026/SSG/NQ-HDQT dated April 18, 2026; No. 12/2026/SSG/NQ-HDQT dated April 24, 2026; No. 18/2026/SSG/NQ-HDQT dated May 15, 2026.	Expenses for media services, event organization services, and printing services totaling VND 7,989,443,150.	
11	NobleX Technology & Finance Group Joint Stock Company	Mr. Dinh Chi Hieu, the Company's Deputy Chief Executive Officer, formerly served as a	0110657366 issued by the Department of Planning and Investment of	Unit S-03, Sunshine Golden River Building – CT02A, Nam	January-June 2026	No. 41/2025/SSG/NQ-HDQT dated October 17, 2025	Cooperation for the promotion of the Noble App totaling VND 182,700,000.	

No.	Name of organization/ individual	Relationship with the Company	NSH No.* date of issue, place of issue	Address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors (if any, specifying date of issue)	Content, quantity, total value of transaction	Note
		member of the Board of Directors of NobleX Technology & Finance; Mr. Do Anh Tuan, the Chairman of the Company's Board of Directors, formerly served as the Chairman of the Board of Directors of NobleX Technology & Finance	Hanoi City on March 21, 2024	Thang Long Urban Area, Phase 3, Phu Thuong Ward, Ha Noi City, Viet Nam				
12	Sunshine Rental Joint Stock Company	Mr. Do Anh Tuan, the Chairman of the Company's Board of Directors, is currently the Chairman of the Board of Directors of Sunshine Rental	0107069847 issued by the Department of Planning and Investment of Hanoi City on October 28, 2015	10th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	January-June 2026	No. 50/2025/SSG/NQ-HDQT dated November 27, 2025	Vehicle rental expenses totaling VND 120,000,000.	
13	Unicloud Technology Group Joint Stock Company	Mr. Dinh Chi Hieu, the Company's Deputy Chief Executive Officer, is currently the	0107432651 issued by the Department of Planning and Investment of	10th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem	January-June 2026	No. 31/2025/SSG/NQ-HDQT dated August 27, 2025	Repayment of loan principal in the amount of VND 9,350,000,000.	

No.	Name of organization/ individual	Relationship with the Company	NSH No.* date of issue, place of issue	Address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors (if any, specifying date of issue)	Content, quantity, total value of transaction	Note
		Chairman of the Board of Directors and General Director of Unicloud Technology Group	Hanoi City on May 12, 2016	Ward, Hanoi City, Vietnam				
14	Sunshine Tay Ho Joint Stock Company	Mr. Nguyen Xuan Anh, the Company's Deputy Chief Executive Officer, is currently the Chairman of the Board of Directors of Sunshine Tay Ho	0108268436 issued by the Department of Planning and Investment of Hanoi City on May 09, 2018	12th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	January-June 2026	No. 47/2025/SSG/NQ-HDQT dated November 20, 2025	Repayment of loan principal in the amount of VND 616,000,000,000.	
15	Sunshine Sky Villa Joint Stock Company	Ms. Nguyen Thi Phuong Loan, a member of the Company's Board of Directors, is currently a member of the Board of Directors of Sky Villa	0108359563 first issued by the Department of Planning and Investment of Hanoi City on July 10, 2018	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	January-June 2026	No. 19/2024/SSG/NQ-HDQT dated August 22, 2024; No. 01/2025/SSG/NQ-DHĐCĐ dated April 26, 2025	Transfer of shares at a transfer price of VND 1,505,200,000,000.	

No.	Name of organization/ individual	Relationship with the Company	NSH No.* date of issue, place of issue	Address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors (if any, specifying date of issue)	Content, quantity, total value of transaction	Note
16	Unicloud Technology Group Joint Stock Company	Mr. Dinh Chi Hieu, the Company's Deputy Chief Executive Officer, is currently the Chairman of the Board of Directors and General Director of Unicloud Technology Group	0107432651 issued by the Department of Planning and Investment of Hanoi City on May 12, 2016	10th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	January-June 2026	No. 31/2025/SSG/NQ-HDQT dated August 27, 2025	Interest expense in the amount of VND 8,857,960,274.	
17	Sunshine Tay Ho Joint Stock Company	Mr. Nguyen Xuan Anh, the Company's Deputy Chief Executive Officer, is currently the Chairman of the Board of Directors of Sunshine Tay Ho	0108268436 issued by the Department of Planning and Investment of Hanoi City on May 09, 2018	12th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	January-June 2026	No. 47/2025/SSG/NQ-HDQT dated November 20, 2025	Interest expense in the amount of VND 84,206,728,768.	
18	Sunshine Sky Villa Joint Stock Company	Ms. Nguyen Thi Phuong Loan, a member of the Company's Board of Directors, is currently a member of the Board of Directors of Sky Villa	0108359563 issued by the Department of Planning and Investment of Hanoi City on July 10, 2018	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	January-June 2026		Receipt of dividends and profit distribution in the amount of VND 582,457,438,826.	

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):

No.	Name of organization/ individual	Relationship with the Company	NSH No.* date of issue, place of issue	Address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors (if any, specifying date of issue)	Content, quantity, total value of transaction	Note
1	Sunshine Sky Villa Joint Stock Company	Ms. Le Thi Tuyet, a related person of Mr. Do Anh Tuan, the Chairman of the Company's Board of Directors, and Mr. Do Van Truong, a member of the Company's Board of Directors, is currently the General Director of Sky Villa	0108359563 issued by the Department of Planning and Investment of Hanoi City on July 10, 2018	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	January-June 2026	No. 09A/2024/RTG/NQ - HDQT dated April 25, 2024	Revenue from the provision of management consulting services totaling VND 56,898,890,480.	
2	S-Service Management & Operation Joint Stock Company	Ms. Le Thi Tuyet, a related person of Mr. Do Van Truong, a member of the Company's Board of Directors, and Mr. Do Anh Tuan, the Chairman of the Company's Board of Directors, is currently a member of the Board of Directors of S-Service	0107744812 issued by the Department of Planning and Investment of Hanoi City on March 02, 2017	9th Floor, Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	January-June 2026	No. 05/2024/RTG/NQ-HDQT dated March 23, 2024	Electricity expenses for the months for Sunshine Center building totaling VND 253,208,739.	

No.	Name of organization/ individual	Relationship with the Company	NSH No.* date of issue, place of issue	Address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors (if any, specifying date of issue)	Content, quantity, total value of transaction	Note
3	S-Service Management & Operation Joint Stock Company	Ms. Le Thi Tuyet, a related person of Mr. Do Van Truong, a member of the Company's Board of Directors, and Mr. Do Anh Tuan, the Chairman of the Company's Board of Directors, is currently a member of the Board of Directors of S-Service	0107744812 issued by the Department of Planning and Investment of Hanoi City on March 02, 2017	9th Floor, Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	January-June 2026	No. 10/2022/KSF/NQ-HDQT dated June 23, 2022	Building operating expenses for the months at Sunshine Riverside building totaling VND 9,223,638.	
4	S-Service Management & Operation Joint Stock Company	Ms. Le Thi Tuyet, a related person of Mr. Do Van Truong, a member of the Company's Board of Directors, and Mr. Do Anh Tuan, the Chairman of the Company's Board of Directors, is currently a member of the Board of Directors of S-Service	0107744812 issued by the Department of Planning and Investment of Hanoi City on March 02, 2017	9th Floor, Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	January-June 2026	No. 10/2022/KSF/NQ-HDQT dated June 23, 2022	Building operating expenses for the months at Sunshine Center building totaling VND 576,120,000.	

No.	Name of organization/ individual	Relationship with the Company	NSH No.* date of issue, place of issue	Address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors (if any, specifying date of issue)	Content, quantity, total value of transaction	Note
5	S-Service Management & Operation Joint Stock Company	Ms. Le Thi Tuyet, a related person of Mr. Do Van Truong, a member of the Company's Board of Directors, and Mr. Do Anh Tuan, the Chairman of the Company's Board of Directors, is currently a member of the Board of Directors of S-Service	0107744812 issued by the Department of Planning and Investment of Hanoi City on March 02, 2017	9th Floor, Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	January-June 2026	No. 38/2025/SSG/NQ-HDQT dated October 1, 2025	Building operation expenses (provision of meals) for the relevant months at the Sunshine Center Building, totaling VND 340,568,383	
6	Sunshine Mart Service and Trading Business Company Limited	Ms. Le Thi Tuyet, a related person of Mr. Do Van Truong, a member of the Company's Board of Directors, and Mr. Do Anh Tuan, the Chairman of the Company's Board of Directors, is currently a member of the Board of Directors of Sunshine Mart	0109334554 issued by the Department of Planning and Investment of Hanoi City on September 08, 2020	1st Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	January-June 2026	No. 38/2025/SSG/NQ-HDQT dated October 1, 2025; No. 36/2025/SSG/NQ-HDQT dated September 2, 2025.	Expenses for the provision of food and beverage services, meal provision, and gift vouchers totaling VND 591,304,939.	

No.	Name of organization/ individual	Relationship with the Company	NSH No.* date of issue, place of issue	Address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors (if any, specifying date of issue)	Content, quantity, total value of transaction	Note
7	Sunshine Rental Joint Stock Company	Ms. Do Thi Hong Nhung, a related person of Mr. Do Van Truong, a member of the Company's Board of Directors, and Mr. Do Anh Tuan, the Chairman of the Company's Board of Directors, is currently a member of the Board of Directors of Sunshine Rental	0107069847 first issued by the Department of Planning and Investment of Hanoi City on October 28, 2015	10th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	January-June 2026	No. 50/2025/SSG/NQ-HĐQT dated November 27, 2025	Vehicle rental expenses totaling VND 120,000,000.	
8	Sunshine Sky Villa Joint Stock Company	Ms. Le Thi Tuyet, a related person of Mr. Do Anh Tuan, the Chairman of the Company's Board of Directors, and Mr. Do Van Truong, a member of the Company's Board of Directors, is currently the General Director of Sky Villa	0108359563 first issued by the Department of Planning and Investment of Hanoi City on July 10, 2018	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	January-June 2026	No. 19/2024/SSG/NQ-HĐQT dated August 22, 2024; No. 01/2025/SSG/NQ-DHĐCĐ dated April 26, 2025	Transfer of shares at a transfer price of VND 1,505,200,000,000.	

No.	Name of organization/ individual	Relationship with the Company	NSH No.* date of issue, place of issue	Address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors (if any, specifying date of issue)	Content, quantity, total value of transaction	Note
9	Sunshine Sky Villa Joint Stock Company	Ms. Le Thi Tuyet, a related person of Mr. Do Anh Tuan, the Chairman of the Company's Board of Directors, and Mr. Do Van Truong, a member of the Company's Board of Directors, is currently the General Director of Sky Villa	0108359563 first issued by the Department of Planning and Investment of Hanoi City on July 10, 2018	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	January-June 2026		Receipt of dividends and profit distribution in the amount of VND 582,457,438,826.	

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 (annual report)

1. The list of internal persons and their affiliated persons / Transactions of internal persons and affiliated persons with shares of the Company

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
L	Mr. Do Anh Tuan		Chairman of the Board, Legal Representative					552,721,860	61.43%	-
1.	Ngo Thi Hong Nhan							0	0%	Mother
2.	Nguyen The Manh							0	0%	Father-in-law

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
3.	Bui Thi Khanh Hoa							0	0%	Mother-in-law
4.	Nguyen Thi Khanh My							0	0%	Wife
5.	Do Minh Phuong							88,744	0.01%	Daughter
6.	Do Anh Duong							0	0%	Daughter

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
7.	Do Anh Thu			Minor				0	0%	Daughter
8.	Do Anh Chi			Minor				0	0%	Daughter
9.	Do Anh Minh			Minor				0	0%	Son
10.	Do Anh Quang			Minor				0	0%	Son

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
11.	Do Van Truong							36,221,860	4.03%	Younger brother
12.	Le Thi Tuyet							0	0%	Sister-in-law

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
13.	Do Thi Hong Nhung							6,221,860	0.69%	Younger sister
14.	Sunshine Group Development Joint Stock Company			0107397372	April 13, 2016	Department of Planning and Investment of Ha Noi City	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Major shareholder
15.	Sunshine Rental Joint Stock Company			0107069847	October 28, 2015	Department of Planning and Investment of Ha Noi City	10th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem	0	0%	Chairman of the Board of Directors / Legal Representative

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
							Ward, Ha Noi City, Viet Nam			/ Major Shareholder
16.	Sunshine Homes Development Joint Stock Company			0106784499	March 9, 2015	Department of Planning and Investment of Ha Noi City	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Vice Chairman of the Board of Directors / Indirectly Controlled
17.	S"School Joint Stock Company			0108522883	November 22, 2018	Department of Planning and Investment of Ha Noi City	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Major Shareholder
18.	Sunshine Entertainment Joint Stock Company			4201397634	December 12, 2011	Khanh Hoa Department of Planning and Investment	38B Nguyen Thi Dinh Street, Phuoc Long Ward, Nha Trang City, Khanh Hoa	0	0%	Major Shareholder

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
							Province, Viet Nam			
19.	SCG Construction Group Joint Stock Company			0108704763	April 17, 2019	Department of Planning and Investment of Ha Noi City	8th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Vice Chairman of the Board of Directors / Major Shareholder/ Shareholder representative
20.	KS Group Joint Stock Company			0109432720	November 25, 2020	Department of Planning and Investment of Ha Noi City	2nd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	5,000	0.00056%	Indirectly Controls
21.	Sunshine Tay Ho Joint Stock Company			0108268436	May 09, 2018	Department of Planning and Investment of Ha Noi City	12th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem	0	0%	Representative of the major shareholder/in directly controlling

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
							Ward, Ha Noi City, Viet Nam			shareholder's shareholding.
22.	Xuan La Construction Investment Joint Stock Company			0107565651	September 15, 2016	Department of Planning and Investment of Ha Noi City	4th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Indirect control
23.	Hung Thinh Phat Housing Investment Company Limited			0108325719	June 14, 2018	Department of Planning and Investment of Ha Noi City	11th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Indirect control
24.	Thien Hai Joint Stock Company			3400507953	December 21, 2007	Department of Planning and Investment of Binh Thuan Province	No. 257, 19/4 Street, Ham Thang Ward, Lam Dong Province, Viet Nam	0	0%	Representative of the major shareholder's shareholding / Indirect control

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
25.	Long Bien Construction Investment Joint Stock Company			0108715437	April 24, 2019	Department of Planning and Investment of Ha Noi City	Operations House, Lot CT7, Nguyen Lam Street, Phuc Loi Ward, Ha Noi City, Viet Nam	0	0%	Indirect control
26.	XuanDinh Construction Investment Joint Stock Compan			0107565644	September 15, 2016	Department of Planning and Investment of Ha Noi City	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Indirect control
27.	S-Service Saigon Joint Stock Company			0315954049	October 11, 2019	Department of Planning and Investment of Ho Chi Minh City	Commercial Area No. S1.A2.01.01, 1st Floor, Tower S1, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Viet Nam	0	0%	Indirect control

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
28.	Sunshine Maple Bear Education Company Limited			0108078467	November 30, 2017	Department of Planning and Investment of Ha Noi City	1st Floor, Sunshine Palace Apartment, Plot C2/CN3, Alley 13, Linh Nam Street, Vinh Tuy Ward, Ha Noi City, Viet Nam	0	0%	Indirect control
29.	Unicloud Technology Investment Joint Stock Company			0109656689	June 2, 2021	Department of Planning and Investment of Ha Noi City	6th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Indirect control
30.	Nanochip Joint Stock Company			0313885664	June 29, 2016	Department of Planning and Investment of Ho Chi Minh City	L17-11, 17th Floor, Vincom Center Building, 72 Le Thanh Ton Street, Saigon Ward, Ho Chi Minh City, Viet Nam	0	0%	Indirect control

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
31.	S-Service Management & Operation Joint Stock Company			0107744812	March 2, 2017	Department of Planning and Investment of Ha Noi City	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Indirect control
32.	Sunshine Mart Service And Trading Business Company Limited			0109334554	September 8, 2020	Department of Planning and Investment of Ha Noi City	1st Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Indirect control
33.	Unicloud Technology Group Joint Stock Company			0107432651	May 12, 2016	Department of Planning and Investment of Ha Noi City	10th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Indirect control

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
34.	Sunshine Sky Villa Joint Stock Company			0108359563	July 10, 2018	Department of Planning and Investment of Ha Noi City	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Indirect control
35.	SmartMind Securities Joint Stock Company			0304763878	December 28, 2006	Department of Planning and Investment of Ha Noi City	1st Floor and 6th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Indirect control
36.	Dynamic Innovation Company Limited			0314269019	March 7, 2017	Department of Planning and Investment of Ho Chi Minh City	Commercial Area No. S1.A2.01.02, 1st Floor, Tower S1, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi	0	0%	Indirect control

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
							Minh City, Viet Nam			
37.	Anh Duong Star Joint Stock Company			0101358793	April 9, 2003	Department of Planning and Investment of Ha Noi City	SH02-02, R2 Building of Sunshine Riverside Project, Lot CT03A-CT in CT03 Block, Nam Thang Long Urban Area, Phu Thuong Ward, Ha Noi City, Viet Nam.	0	0%	Indirect control
38.	New Diamond Consultancy, Investment And Trading Joint Stock Company			0101182966	November 2, 2001	Department of Planning and Investment of Ha Noi City	Phung Town Industrial Cluster, Dan Phuong Commune, Ha Noi City, Viet Nam	0	0%	Deputy Director
39.	DAT Holding Company Limited			0111148386	July 24, 2025	Department of Planning and	10th Floor, Sunshine Center Building, 16	0	0%	Owner/Chairman/General

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
						Investment of Ha Noi City	Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam			Director/Legal Representative
40.	DIA Investment Joint Stock Company			0500468389	June 24, 2005	Department of Planning and Investment of Ha Noi City	Lot C21-12, Dan Phuong High-End Ecological Urban Area, Dan Phuong Commune, Ha Noi City, Viet Nam	0	0%	Representative of the major shareholder's shareholding/ Indirect control
41.	Regent Capital Investment Group Joint Stock Company			0111170536	August 8, 2025	Ha Noi City Department of Finance	11th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Major Shareholder
42.	Marina 3 Joint Stock Company			0108489403	October 26, 2018	Department of Planning and Investment of Ha Noi City	9th Floor, Sunshine Center Building, 16 Pham Hung	0	0%	Indirect Control

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
							Street, Tu Liem Ward, Ha Noi City, Viet Nam			
43.	Wonderland Real Estate Joint Stock Company			0108307903	June 2, 2018	Department of Planning and Investment of Ha Noi City	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Indirect Control
44.	Thai Minh Land Investment Joint Stock Company			0110503750	October 10, 2023	Department of Planning and Investment of Ha Noi City	Apartment A-06, 1st Floor, Building A, Sunshine Green Iconic Project, at CT7 Land Plot on Nguyen Lam Street, Phuc Loi Ward, Ha Noi City, Viet Nam			Indirect Control
45.	Ha Son Construction Investment			0101594060	December 30, 2004	Department of Planning and	No. 189 Tran Binh Street, Tu Liem Ward,	0	0%	Major shareholder

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
	Joint Stock Company					Investment of Ha Noi City	Hanoi City, Vietnam			
46.	Sunshine Design Joint Stock Company			0107431961	May 12, 2016	Department of Planning and Investment of Ha Noi City	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	0	0%	Deputy General Manager
47.	Phu Thuong Education Investment Company Limited			0107520675	July 28, 2016	Department of Planning and Investment of Ha Noi City	SH02-06, R2 Building, Sunshine Riverside Project, CT03A-CT Lot, CT3 Zone, Thang Long Urban Area, Phu Thuong Ward, Ha Noi City, Viet Nam	0	0%	Indirect control

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
II.	Mr. Do Van Truong		Member of the Board of Directors					36,221,860	4.03%	-
1.	Ngo Thi Hong Nhan							0	0%	Mother

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
2.	Le Thi Luong							0	0	Mother-in-law
3.	Le Tri Dien							0	0%	Father-in-law
4.	Le Thi Tuyet							0	0%	Wife

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
5.	Do Anh Tuan							552,721,860	61.43%	Older Brother
6.	Nguyen Thi Khanh My							0	0%	Sister-in-law
7.	Do Thi Hong Nhung							6,221,860	0.69%	Younger sister

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
8.	Do Anh Minh				Minor			0	0%	Son
9.	Do Quang Hieu				Minor			0	0%	Son

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
10.	Do Tuong Vy				Minor			0	0%	Son
11.	Anh Duong Star Joint Stock Company			0101358793	April 9, 2003	Department of Planning and Investment of Ha Noi City	SH02-02, R2 Building of Sunshine Riverside	0	0%	Chairman of the Board of Directors / General

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
							Project, Lot CT03A-CT in CT03 Block, Nam Thang Long Urban Area, Phu Thuong Ward, Ha Noi City, Viet Nam.			Director / Legal Representative
12.	Sunshine Cab Joint Stock Company			0108130212	January 11, 2018	Department of Planning and Investment of Ha Noi City	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	General Director / Legal Representative /Major Shareholder
13.	Sunshine Group Development Joint Stock Company			0107397372	April 13, 2016	Department of Planning and Investment of Ha Noi City	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Chairman of the Board of Directors/ General Director / Legal Representative Major Shareholder

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
14.	S ⁷ School Joint Stock Company			0108522883	November 22, 2018	Department of Planning and Investment of Ha Noi City	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	General Director / Legal Representative /Major Shareholder
15.	Saigon Sunshine Group Joint Stock Company			0315210233	August 8, 2018	Department of Planning and Investment of Ho Chi Minh City	Commercial Area No. S1.A2.02.03, 2nd Floor, S1 Tower, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Viet Nam.	0	0%	Deputy General Director / Major Shareholder
16.	Sunshine Rental Joint Stock Company			0107069847	October 28, 2015	Department of Planning and Investment of Ha Noi City	10th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Deputy General Director/Representative of the major shareholder's shareholding

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
17.	Fulland Real Estate Joint Stock Company			0108307893	June 2, 2018	Department of Planning and Investment of Ha Noi City	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Chairman of the Board of Directors / Director / Legal Representative
18.	Sunshine Mart Service and Trading Business Company Limited			0109334554	September 8, 2020	Department of Planning and Investment of Ha Noi City	1st Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	General Director / Legal Representative / Chairman of the Members' Council / Major Capital-Contributing Member / Authorized Representative for Management of Capital Contribution of the Major Capital-

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
										Contributing Member
19.	Marina 3 Joint Stock Company			0108489403	October 26, 2018	Department of Planning and Investment of Ha Noi City	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Major Shareholder
20.	KS Group Joint Stock Company			0109432720	November 25, 2020	Department of Planning and Investment of Ha Noi City	2nd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	5,000	0.00056%	Representative of the major shareholder's shareholding
21.	SCG Construction Group Joint Stock Company			0108704763	April 17, 2019	Department of Planning and Investment of Ha Noi City	8th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem	0	0%	Chairman of the Board/Legal Representative / major shareholder

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
							Ward, Ha Noi City, Viet Nam			
22.	Big Gain Investment Company Limited			0314303005	March 21, 2017	Department of Planning and Investment of Ho Chi Minh City	Commercial Area No. S1.A2.01.03, 1st Floor, S1 Tower, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Viet Nam.	0	0%	Deputy General Director
23.	S-Service Management & Operation Joint Stock Company			0107744812	March 2, 2017	Department of Planning and Investment of Ha Noi City	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Representative of the major shareholder's shareholding
24.	Sunshine Sky Villa Joint Stock Company			0108359563	July 10, 2018	Department of Planning and Investment of Ha Noi City	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem	0	0%	Representative of the major shareholder's shareholding/

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
							Ward, Ha Noi City, Viet Nam			Deputy Director
25.	SmartMind Securities Joint Stock Company			0304763878	December 28, 2006	Department of Planning and Investment of Ha Noi City	1st Floor and 6th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Representative of the major shareholder's shareholding
26.	Unicloud Technology Group Joint Stock Company			0107432651	May 12, 2016	Department of Planning and Investment of Ha Noi City	10th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Representative of the major shareholder's shareholding

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
27.	Long Bien Construction Investment Joint Stock Company			0108715437	April 24, 2019	Department of Planning and Investment of Ha Noi City	Administration Building, Lot CT7, Nguyen Lam Street, Phuc Loi Ward, Ha Noi City, Viet Nam.	0	0%	Director / Legal Representative
28.	Hung Thinh Phat Housing Investment Company Limited			0108325719	June 14, 2018	Department of Planning and Investment of Ha Noi City	11 Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Director / Legal Representative
29.	Xuan Dinh Construction Investment Joint Stock Company			0107565644	September 15, 2016	Department of Planning and Investment of Ha Noi City	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Deputy Director / Representative of the major shareholder's shareholding

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
30.	Cam Dinh Ecological Investment Company Limited			0109049211	January 2, 2020	Department of Planning and Investment of Ha Noi City	6th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	General Director/Legal Representative
31.	S.I Development Joint Stock Company			3400499597	October 26, 2007	Department of Planning and Investment of Binh Thuan Province	Sunny Villa Residential Area, Xuan Thuy Street, Mui Ne Ward, Lam Dong Province, Viet Nam.	0	0%	Authorized Representative of a Major Shareholder
32.	Regent Capital Investment Group Joint Stock Company			0111170536	August 08, 2025	Ha Noi City Department of Finance	11th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Major Shareholder

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
33.	Viet My Construction Architecture Joint Stock Company			0108797736	June 24, 2019	Department of Planning and Investment of Ha Noi City	6 th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Authorized Representative for Management of Shares of the Major Shareholder
34.	MoonX Group Joint Stock Company			0111357559	January 21, 2026	Hanoi City Department of Finance	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Viet Nam	0	0%	Major shareholder
35.	Sunshine R&D Joint Stock Company			3604093482	April 3, 2026	Dong Nai City Department of Finance	H52 Buu Long Residential Area, Tan Lai Quarter, Tran Bien Ward, Dong Nai City, Vietnam.	0	0%	General Director/Legal Representative

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
36.	Noblex Hub Finance Joint Stock Company			3604093549	April 3, 2026	Dong Nai City Department of Finance	3rd Floor, Tinngia Plaza Building, 224 Ha Huy Giap Street, Vuon Mit Quarter, Tran Bien Ward, Dong Nai City, Vietnam.	0	0%	Representative of the major shareholder's shareholding
III.	Mr. Pham Duc Hoat		Independent Member of the Board of Directors					0	0%	-
1	Ha Thu Huyen							0	0%	Wife

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
2	Pham Tien Nam							0	0%	Son
3	Ha Van Bau							0	0%	Father-in-law
4	Pham Thu Hà							0	0%	Mother-in-law
5	Pham Ngoc Oanh							0	0%	Father

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
6	Do Thi Huong							0	0%	Mother
7	Pham Duc Hanh							0	0%	Older brother
8	Duong Thi Tuyet Hanh							0	0%	Sister-in-law

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
9	Pham Thi Thu Huong							0	0%	Younger sister
10	Tong Van Khanh							0	0%	Brother-in-law
IV.	Ms. Nguyen Thi Phuong Loan		General Director/Member of the Board of Directors					10	0.0000011%	-
1	Nguyen Quang Xuan							0	0%	Father

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
2	Nguyen Thi Phuong							0	0%	Mother
3	Nguyen Xuan Thanh							0	0%	Younger brother
4	Duong Quynh Phuong							0	0%	Sister-in-law
5	Hoang Linh							0	0%	Husband

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
6	Hoang Quang Dao							0	0%	Father-in-law
7	Nguyen Thi Phong							0	0%	Mother-in-law
8	Hoang Ngoc Chi							0	0%	Daughter
9	Hoang Khanh An							0	0%	Daughter

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
10	Sunshine Sky Villa Joint Stock Company			0108359563	July 10, 2018	Department of Planning and Investment of Ha Noi City	9th Floor, Sunshine Center, No. 16, Pham Hung Street, My Dinh 2, Nam Tu Liem, Ha Noi City	0	0%	Member of the Board.
V.	Jun Sungbae		Member of the Board of Directors					0	0%	-
1	Jun You Sun							0	0%	Father
2	Yoon Jungsoon							0	0%	Mother

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
3	Jeon Seong Ha							0	0%	Younger sister
4	Jun Huy Hoang							0	0%	Son
5	Sunshine Homes Development Joint Stock Jompany			0106784499	March 9, 2015	Ha Noi City Department of Planning and Investment	9th floor, 9th Floor, Sunshine Center Building, No. 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam.	0	0%	Member of the Board of Directors / General Director / Legal Representative

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
6	BIGFUTURE Joint Stock Company			319-86-03583	December 24, 2025	National Tax Service of Korea	Room 402, 4th Floor, No. 20, Hakdong-ro 24-gil, Gangnam-gu, Seoul 06157, Republic of Korea	0	0%	General Director / Legal Representative
VI.	Ms. Nguyen Thi Thanh Huyen		Head of the Board of Supervisors					221,860	0.025%	-
1	Nguyen Doan Duc							0	0%	Father
2	Tran Thi Thanh Xuan							0	0%	Mother

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
3	Ngo Ba Duy							0	0%	Husband
4	Ngo Duy Ho							0	0%	Father-in-law
5	Pham Thi Uyen							0	0%	Mother-in-law
6	Nguyen Thu Huong							0	0%	Younger sister
7	Vu Van Dang							0	0%	Brother-in-law

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
8	Ngo Doan Khiem							0	0%	Son
9	Ngo Gia Linh							0	0%	Daughter
10	SCG Construction Group Joint Stock Company			0108704763	April 17, 2019	Department of Planning and Investment of Ha Noi City	8th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Member of the Board of Supervisors
VII	Ms. Do Ngoc Anh		Member of the Board					0	0%	-

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
			of Supervisors							
1.	Le Thi Hue							0	0%	Mother
2.	Dao Thi Hanh							0	0%	Mother-in-law
3.	Do Tuan Anh							0	0%	Brother
4.	Nguyen Thi Le Huyen							0	0%	Sister-in-law

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
5.	Le Ngoc Quynh							0	0%	Husband
6.	Le Ngoc Bao Tran							0	0%	Daughter
7.	Le Ngoc Kieu Anh							0	0%	Daughter
8.	Diamond Westlake Investment Company Limited			0108321584	June 11, 2018	Department of Planning and Investment of Ha Noi City	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem	0	0%	Chief Accountant.

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
							Ward, Ha Noi City, Viet Nam			
9.	K8-Starlake Investment Company Limited			0108853814	August 2, 2019	Department of Planning and Investment of Ha Noi City	12th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Chief Accountant.
10.	SmartMind Securities Joint Stock Company			0304763878	December 28, 2006	Department of Planning and Investment of Ha Noi City	1st Floor and 6th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Member of the Board of Supervisors
11.	PCI Development and Sustainable Investment Joint Stock Company			0106609930	August 1, 2014	Department of Planning and Investment of Ha Noi City	No. 37 Tran Quang Dieu Street, Dong Da Ward, Hanoi City, Viet Nam.	0	0%	Chief Accountant

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
VIII.	Ms. Vu Thi Thuy Nga		Member of the Board of Supervisors					0	0%	-
1	Vu Thi Thoan							0	0%	Mother
2	Doan Van Tien							0	0%	Husband
3	Doan Thanh Son							0	0%	Son
4	Doan Thanh Long				Minor			0	0%	Son

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
5	Vu Xuan Tuyen							0	0%	Older brother
6	Tran Thi Hoa							0	0%	Sister-in-law
7	Vu Thi Vy							0	0%	Older sister
8	Nguyen Vu Xuan							0	0%	Brother-in-law
9	Vu Xuan Ky							0	0%	Older brother

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10	Nguyen Thi Xoa							0	0%	Sister-in-law
11	Thieu Thi Nguu							0	0%	Mother-in-law
IX.	Cao Phi Hung		Deputy General Director					0	0%	-
1.	Cao Van Binh							0	0%	Father

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
2.	Pham Thi Xuyen							0	0%	Mother
3.	Nguyen Thi Hong Van							0	0%	Wife
4.	Cao Tuc Nhi			Minor				0	0%	Daughter
5.	Nguyen Duc Rao							0	0%	Father-in-law

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
6.	Dang Thi Son							0	0%	Mother-in-law
7.	Cao Hong Hanh							0	0%	Elder Sister
8.	Cao Van Cuong							0	0%	Elder Brother
9.	Phung Duc Tuong							0	0%	Brother-in-law

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
10.	Do Thu Hang							0	0%	Sister-in-law
11.	Ode Media And Entertainment Group Joint Stock Company			0107602021	October 18, 2016	Department of Planning and Investment of Ha Noi City	4th Floor, Sunshine Center Building, No. 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam.	0	0%	Member of the Board of Directors
X.	Mr. Le Van Nho		Deputy General Director					0	0%	-
1.	Le Van Nguyet							0	0%	Father

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
2.	Le Thi Hoa							0	0%	Mother
3.	Ha Thi Phuong							0	0%	Wife
4.	Le Tran Duc							0	0%	Son
5.	Le Anh Quon							0	0%	Son
6.	Le Bao Ngoc			Minor				0	0%	Daughter

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7.	Ha Van Lap							0	0%	Father-in-law
8.	Vu Thi Nam							0	0%	Mother-in-law
9.	Le Van Duyet							0	0%	Older Brother
10	Nguyen Thi Thuy							0	0%	Sister-in-law

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XI.	Mr. Nguyen Thanh Hung		Deputy General Director					0	0%	-
1.	Nguyen Hoai Thu							0	0%	Wife
2.	Nguyen Van Tin							0	0%	Father-in-law
3.	Dang Thi Xuan Phuong							0	0%	Mother-in-law
4.	Nguyen Thi Le Chi							0	0%	Elder Sister

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5.	Nguyen Hoai Thanh							0	0%	Brother-in-law
6.	Nguyen Nam Khanh							0	0%	Son
7.	Nguyen Khanh Ha							0	0%	Daughter

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
8.	Nguyen Hà An							0	0%	Daughter
9.	Dynamic Innovation Company Limited			0314269019	March 7, 2017	Department of Planning and Investment of Ho Chi Minh City	Commercial Area No. S1.A2.01.02, 1st Floor, Tower S1, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Viet Nam	0	0%	Deputy General Director
10.	S-Decoro Joint Stock Company			0109383914	October 20, 2020	Department of Planning and Investment of Ha Noi City	3rd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Member of the Board of Directors / General Director / Major Shareholder

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
XII.	Mr. Dinh Chi Hieu		Deputy General Director					0	0%	-
1	Dinh Van Viet							0	0%	Father
2	Do Thi Tinh							0	0%	Mother
3	Pham Minh Hien							0	0%	Wife

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
4	Dinh Nam Son							0	0%	Son
5	Dinh Thu Giang							0	0%	Daughter
6	Dinh Van Trung							0	0%	Elder Brother

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7	Pham Khac Hien							0	0%	Father-in-law
8	Doan Thi Minh Nguyet							0	0%	Mother-in-law
9	Unicloud Technology Investment Joint Stock Company			0109656689	June 2, 2021	Department of Planning and Investment of Ha Noi City	6th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	General Director

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10	Vietnet Technology And Investment Joint Stock Company			0107920095	July 17, 2017	Department of Planning and Investment of Ha Noi City	11th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Deputy Director
11	Unicloud Technology Group Joint Stock Company			0107432651	May 12, 2016	Department of Planning and Investment of Ha Noi City	10th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	General Director / Chairman of the Board of Directors/ Legal Representative
12	IDEAS Viet Nam Technology And Software Joint Stock Company			0106061274	December 13, 2012	Department of Planning and Investment of Ha Noi City	10th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Major Shareholder

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13	ODE Media And Entertainment Group Joint Stock Company			0107602021	October 18, 2016	Department of Planning and Investment of Ha Noi City	4th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Chairman of the Board of Directors
14	Kim Thanh Trading Limited Liability Company			0101233498	June 15, 2001	Department of Planning and Investment of Ha Noi City	6th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Chairperson of the Members' Council / Legal Representative / Authorized Representative for Managing the Capital Contribution of the Major Capital-Contributing Member
15	Cam Dinh Ecological Investment Company Limited			0109049211	January 2, 2020	Department of Planning and Investment of Ha Noi City	6th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem	0	0%	Chairperson of the Members' Council / Authorized Representative for Managing

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
							Ward, Ha Noi City, Viet Nam			the Capital Contribution of the Major Capital-Contributing Member
XIII.	Mr. Nguyen Xuan Anh		Deputy General Director					10	0.0000011%	-
1.	Nguyen Xuan Thuc							0	0%	Father
2.	Le Thi Mien							0	0%	Mother

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3.	Nguyen Xuan Quang							0	0%	Older brother
4.	Nguyen Thi Thanh Ha							0	0%	Sister-in-law
5.	Nguyen Thi Mai Anh							0	0%	Younger sister

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6.	Nguyen Thi Mai Lien							0	0%	Wife
7.	Nguyen Tue An							0	0%	Son
8.	Nguyen Thai Uyen							0	0%	Son

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9.	Nguyen Van Nghia							0	0%	Father-in-law
10.	Pham Thi Chuc							0	0%	Mother-in-law
11.	VNE Sunshine Investment, Trade And Construction			0109187797	May 19, 2020	Department of Planning and Investment of Ha Noi City	Villa LP4-SL50, Lot TT116-8, Southeastern Land Area,	88,744	0.01%	Member of the Board of Directors /

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
	Development Joint Stock Company						Urban Area, An Khanh Commune, Ha Noi City, Viet Nam,			Major Shareholder
12.	Sunshine Homes Development Joint Stock Company			0106784499	March 9, 2015	Department of Planning and Investment of Ha Noi City	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Chairman of the Board of Directors
13.	Xuan La Construction Investment Joint Stock Company			0107565651	September 15, 2016	Department of Planning and Investment of Ha Noi City	4th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Authorized Representative for Management of Shares
14.	Hung Thinh Phat Housing Investment			0108325719	June 14, 2018	Department of Planning and Investment of Ha Noi City	11th Floor, Sunshine Center Building, 16 Pham Hung	0	0%	Company Chairman / Authorized Representative for

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
	Company Limited						Street, Tu Liem Ward, Ha Noi City, Viet Nam			Management of Capital Contribution
15.	Anh Duong Star Joint Stock Company			0101358793	April 9, 2003	Department of Planning and Investment of Ha Noi City	SH02-02, R2 Building of Sunshine Riverside Project, Lot CT03A-CT in CT03 Block, Nam Thang Long Urban Area, Phu Thuong Ward, Ha Noi City, Viet Nam.	0	0%	Authorized Representative for Management of Shares
16.	Long Bien Construction Investment Joint Stock Company			0108715437	April 24, 2019	Department of Planning and Investment of Ha Noi City	Administration Building, Lot CT7, Nguyen Lam Street, Phuc Loi Ward, Ha Noi City, Viet Nam.	0	0%	Authorized Representative for Management of Shares
17.	Sunshine Tay Ho Joint			0108268436	May 09, 2018	Department of Planning and	12th Floor, Sunshine Center	0	0%	Chairman of the Board of Directors /

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
	Stock Company					Investment of Ha Noi City	Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City			Authorized Representative for Management of Shares
18.	Hung Dung Phu Yen Trading and Services Joint Stock Company			0302102110	20/9/2000	Phu Yen Department of Planning and Investment	No. 21 Doc Lap Street, Tuy Hoa Ward, Dak Lak Province, Vietnam	0	0%	Director / Legal Representative / Chairperson of the Board of Directors
19.	SCG Construction Group Joint Stock Company			0108704763	April 17, 2019	Department of Planning and Investment of Ha Noi City	8th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	General Director / Legal Representative
20.	Sunshine - Design Joint Stock Company			0107431961	May 12, 2016	Department of Planning and Investment of Hanoi City	9th Floor, Sunshine Center Building, No. 16 Pham Hung Street, Tu Liem	0	0%	Member of the Board of Directors / Authorized Representative for Managing the Shares of

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							Ward, Hanoi City, Vietnam			the Major Shareholder
21.	S-Decoro Joint Stock Company			0109383914	October 20, 2020	Department of Planning and Investment of Ha Noi City	3rd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Chairperson of the Board of Directors / Authorized Representative for Managing the Shares of the Major Shareholder
XIV.	Ms. Nguyen Thi Thanh Ngoc		Deputy General Director					0	0%	-
1.	Nguyen Mau Dan			Loss of ID card					0%	Father

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2.	Bui Thi Kim Thanh			Loss of ID card				0	0%	Mother
3.	Nguyen Chuong Phu			Loss of ID card				0	0%	Father-in-law
4.	Nguyen Thi Thanh Nhan			Loss of ID card				0	0%	Mother-in-law
5.	Nguyen Hong Thang							0	0%	Husband

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
6.	Nguyen Manh Viet							0	0%	Older brother
7.	Nguyen Thu Phuong							0	0%	Younger sister
8.	Nguyen Ngoc Mai			Minor				0	0%	Daughter

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
9.	Nguyen Quang Nam			Minor				0	0%	Son
XV.	Mr. Nguyen Khac Trung		Deputy General Director					0	0%	-
1.	Nguyen Thi Thanh							0	0%	Mother

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
2.	Nguyen Thi The							0	0%	Wife's mother
3.	Nguyen Thi Thu Phuong							0	0%	Sister
4.	Nguyen Thi Hong Hanh							0	0%	Sister
5.	Do The Trung							0	0%	Brother-in-law

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
6.	Hoang Xuan Thuy							0	0%	Brother-in-law
7.	Nguyen Thi Thanh Hien							0	0%	Wife
8.	Nguyen Minh Chau			Minor				0	0%	Son

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
9.	Nguyen Mai Anh			Minor				0	0%	Son
10.	Nguyen Khac Minh Nam			Minor				0	0%	Son
11.	Hung Dung Phu Yen Trading and Services Joint Stock Company			0302102110	September 20, 2000	Phu Yen Provincial Department of Planning and Investment	No. 21 Doc Lap Street, Tuy Hoa Ward, Dak Lak Province, Vietnam	0	0%	Deputy Director

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
12.	Noblex Hub Finance Joint Stock Company			3604093549	April 03, 2026	Dong Nai Provincial Department of Finance	3rd Floor, Tinngia Plaza Building, 224 Ha Huy Giap Street, Vuon Mit Quarter, Tran Bien Ward, Dong Nai City, Viet Nam.	0	0%	General Director/Legal Representative/ Chairman of the Board of Directors
13.	Bach Giang – DCI Investment Development and Construction Joint Stock Company			0101524708	August 12, 2004	Department of Planning and Investment of Hung Yen Province	Nhu Phuong Thuong Village, Nghia Tru Commune, Hung Yen Province, Vietnam	0	0%	General Director/Legal Representative/ Chairman of the Board of Directors
14.	Sunshine Dream House Joint Stock Company			3604094077	April 6, 2026	Dong Nai Provincial Department of Finance	B2, Hoa Lu Hamlet, Tran Bien Ward, Dong Nai City, Vietnam	0	0%	The representative managing the shares of the major shareholder

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
										(Bach Giang Investment and Construction Development Joint Stock Company - DCI - 36.364%)
XVI.	Ms. Duong Thi Thu Hien		Deputy General Director					0	0%	-
1.	Duong Van Viet							0	0%	Father
2.	Nguyen Thi Dao							0	0%	Mother

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
3.	Ta Trung Hau							0	0%	Husband
4.	Ta Khanh My							0	0%	Son
5.	Ta Khanh Ngoc							0	0%	Son
6.	Ta Minh Long							0	0%	Son

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
7.	Duong Dai Hiep							0	0%	Sister
8.	Ta Van Trung							0	0%	Father-in-law
9.	Pham Thi Loan							0	0%	Mother-in-law

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
10.	NobleX Technology & Finance Group Joint Stock Company			0110657366	March 21, 2024	Department of Finance of Hanoi City	S-03, Sunshine Golden River Tower – CT-2A, Nam Thang Long Urban Area, Phase 3, Phu Thuong Ward, Hanoi City, Vietnam	0	0%	Standing Deputy Chief Executive Officer
XVII.	Mr. Ho Duc Viet		Chief accountant, person authorized to disclose information					479,060	0.053%	-
1	Ho Duc Huu							0	0%	Father

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
2	Vu Thi Nhan							0	0%	Mother
3	Ho Ngoc Duc							0	0%	Older Brother
4	Ho Thi Binh							0	0%	Older sister
5	Ho Thi Cuc							0	0%	Older sister

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
6	Le Van Hieu							0	0%	Brother-in-law
7	Le Thi Thuy Linh							10	0.0000011%	Wife
8	Le Van Huynh							0	0%	Father-in-law

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
9	Vu Thi Nhi							0	0%	Mother-in-law
10	Ho Viet Hung			Minor				0	0%	Son
11	Ho Anh Duong			Minor				0	0%	Daughter

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
12	Ho Kim Ngan			Minor				0	0%	Daughter
13	SCG Construction Group Joint Stock Company			0108704763	April 17, 2019	Department of Planning and Investment of Ha Noi City	8th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Member of the Board of Directors
VIII.	Mr. Nguyen Thanh Tung		Person in charge of corporate governance					0	0%	-

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
1.	Nguyen Van Thinh							0	0%	Father
2.	La Thi Thu Ha							0	0%	Mother
3.	Nguyen Thu Hang							0	0%	Sister

2. Transactions of internal persons and affiliated persons with shares of the company:

No.	Transaction Executor	Relationship with Internal Person	Number of shares held at the beginning of the period		Number of shares held at the end of the period		Reason for increase/decrease (purchase, sale, conversion, bonus, etc.)
			Number of share	Percentage	Number of share	Percentage	
1	Ms. Do Ngoc Anh	Ms. Do Ngoc Anh is a member of the Board of Supervisors	24,010	0.0027%	0	0%	Sell
2	Mr. Phung Xuan Duong	Mr. Phung Xuan Duong is a Member of the Board of Sao Anh Duong Joint Stock Company, a Board Member/Major Shareholder of Unicloud Technology Group Joint Stock Company, Chairman of the Board of Directors/Representative of the major shareholder's shares in Unicloud Technology Investment Joint Stock Company, and Chairman of the Board of Directors/Representative of the major shareholder's shares in NanoChip Technology Joint Stock Company. All of these companies are direct/indirect subsidiaries of Sunshine Group Joint Stock Company.	221,860	0.025%	0	0%	Sell
3	Mr. Le Thi Tuyet	Ms. Le Thi Tuyet is a related party of Mr. Do Van Truong – Member of the Board of Directors and Mr. Do Anh Tuan – Chairman of the Board of Directors/Legal Representative/Major Shareholder of the Company.	221,860	0.025%	0	0%	Sell

IX. Other significant issues: None.

CHAIRMAN OF THE BOARD OF DIRECTORS

Recipients:

- *As addressed;*

- *Archived: AD.*



ĐO ANH TUAN