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SCG CONSTRUCTION GROUP JOINT STOCK COMPANY

(Incorporated in the Socialist Republic of Vietnam)

SEPARATE FINANCIAL STATEMENTS

For the third quarter of 2026

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SEPARATE STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

Unit: VND

	ASSETS	Codes	Notes	As at 30 September 2026	As at 01 January 2026 (Restated)
A.	**CURRENT ASSETS**	**100**		**12,978,905,183,553**	**11,389,670,424,553**
I.	**Cash**	**110**	**4**	**67,679,481,682**	**56,416,707,505**
1.	Cash	111		67,679,481,682	56,416,707,505
II.	**Short-term financial investments**	**120**		**34,030,569,835**	**1,518,446,201,024**
1.	Short-term held-to-maturity investments	123	5	34,030,569,835	1,518,446,201,024
III.	**Short-term receivables**	**130**		**8,884,645,588,787**	**7,666,443,723,547**
1.	Short-term trade receivables	131	6	5,977,344,634,495	4,630,755,719,791
2.	Short-term advances to suppliers	132	7	2,879,591,050,047	2,958,406,047,311
3.	Other short-term receivables	135	8	27,709,904,245	77,281,956,445
IV.	**Inventories**	**140**	**9**	**3,912,580,032,730**	**2,148,048,706,607**
1.	Inventories	141		3,925,203,794,855	2,160,672,468,732
2.	Provision for devaluation of	142		(12,623,762,125)	(12,623,762,125)
V.	**Other short-term assets**	**160**		**79,969,510,519**	**315,085,870**
1.	Short-term deferred expenses	161	13	14,278,801,083	315,085,870
2.	Value added tax deductibles	162		65,690,709,436	-
B.	**NON-CURRENT ASSETS**	**200**		**183,789,437,740**	**119,566,436,839**
I.	**Long-term receivables**	**210**		**5,879,420,000**	
1.	Other long-term receivables	215	8	5,879,420,000	-
II.	**Fixed assets**	**220**		**57,997,668,025**	**5,884,393,271**
1.	Tangible fixed assets	221	10	5,149,941,908	4,883,324,023
	- Cost	*222*		*12,584,353,005*	*11,189,491,893*
	- Accumulated depreciation	*223*		*(7,434,411,097)*	*(6,306,167,870)*
2.	Finance lease assets	224	11	51,227,767,962	-
	- Cost	*225*		*52,657,622,220*	-
	- Accumulated depreciation	*226*		*(1,429,854,258)*	-
3.	Intangible assets	227	12	1,619,958,155	1,001,069,248
	- Cost	*228*		*1,995,402,000*	*1,244,594,000*
	- Accumulated amortisation	*229*		*(375,443,845)*	*(243,524,752)*
II.	**Long-term assets in progress**	**250**		**780,588,778**	**780,588,778**
1.	Construction in progress	252		780,588,778	780,588,778
III.	**Long-term financial investments**	**260**		**108,840,000,000**	**108,840,000,000**
1.	Investments in subsidiaries	261	5	108,840,000,000	108,840,000,000
IV.	**Other long-term assets**	**270**		**10,291,760,937**	**4,061,454,790**
1.	Long-term deferred expenses	271	13	3,584,347,413	4,061,454,790
2.	Deferred tax assets	272		6,707,413,524	-
	TOTAL ASSETS (280=100+200)	**280**		**13,162,694,621,293**	**11,509,236,861,392**

SEPARATE STATEMENT OF FINANCIAL POSITION (Continued)

As at 30 September 2026

Unit: VND

	RESOURCES	Codes	Notes	As at 30 September 2026	As at 01 January 2026 (Restated)
C.	**LIABILITIES**	**300**		**11,261,887,743,517**	**9,869,917,170,925**
I.	**Current liabilities**	**310**		**10,941,704,196,337**	**9,221,499,404,273**
1.	Short-term trade payables	311	14	1,944,823,699,527	1,154,259,924,409
2.	Short-term advances from customers	312	15	1,320,114,624,760	2,408,007,627,800
3.	Short-term taxes and obligations payable to the State	314	16	155,058,568,599	119,469,299,322
4.	Payables to employees	315		18,313,461,636	23,911,376,919
5.	Short-term accrued expenses	316	17	3,895,907,071,424	3,240,781,301,172
6.	Other current payables	320	18	30,772,114,180	11,863,851,349
7.	Short-term loans and obligations	321	19	3,576,714,656,211	2,263,206,023,302
II.	**Long-term liabilities**	**330**		**320,183,547,180**	**648,417,766,652**
1.	Long-term advances from customers	332	15	-	473,150,000,000
2.	Long-term loans and obligations	339	19	320,183,547,180	175,267,766,652
D.	**EQUITY**	**400**	**20**	**1,900,806,877,776**	**1,639,319,690,467**
1.	Owners' contributed capital	411		850,000,000,000	850,000,000,000
	- Ordinary shares carrying voting rights	*411a*		*850,000,000,000*	*850,000,000,000*
2.	Share premium	412		(149,600,000)	(149,600,000)
3.	Retained earnings	420		1,050,956,477,776	789,469,290,467
	- Retained earnings accumulated to the prior year end	*420a*		*789,469,290,467*	*465,834,114,683*
	- Retained earnings of the current period	*420b*		*261,487,187,309*	*323,635,175,784*
	TOTAL RESOURCES (440=300+400)	**440**		**13,162,694,621,293**	**11,509,236,861,392**

M.S.D.N: 0108704763-C.T.C.P
CÔNG TY CỔ PHẦN TẬP ĐOÀN XÂY DỰNG SCG
THÀNH PHỐ HÀ NỘI

Le Hai Hoang	**Ngo Minh Doan**	**Do Van Khai**
Preparer	**Chief Accountant**	**Chief Executive Officer**
		30 October 2026

SEPARATE INCOME STATEMENT

For the third quarter of 2026 and For the period from 01/01/2026 to 30/9/2026

Unit: VND

	ITEMS	Codes	Notes	The Third quarter of 2026	The Third quarter of 2025	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
1.	**Gross revenue from goods sold and services rendered**	**01**	**21**	**2,856,939,256,823**	**1,257,232,362,954**	**5,186,667,175,703**	**3,128,231,720,597**
2.	Deductions	02		-	-	-	-
3.	**Net revenue from goods sold and services rendered (10=01-02)**	**10**		**2,856,939,256,823**	**1,257,232,362,954**	**5,186,667,175,703**	**3,128,231,720,597**
4.	Cost of sales	11	22	2,464,744,516,039	1,161,927,461,801	4,592,075,030,648	2,836,005,173,537
5.	**Gross profit from goods sold and services rendered (20=10-11)**	**20**		**392,194,740,784**	**95,304,901,153**	**594,592,145,055**	**292,226,547,060**
6.	**Gain/Loss from disposal of investment property**	**21**		-	-	-	-
7.	Financial income	22	24	15,682,337,121	111,382,929,033	99,861,688,091	263,222,529,426
8.	Financial expenses	23	25	127,585,715,291	95,415,321,239	303,691,964,299	281,819,143,742
	- In which: Borrowing costs	*24*		127,585,715,291	94,656,324,611	*303,691,964,299*	*279,582,397,461*
9.	Selling expenses	25	26	3,570,346,156	-	14,620,195,349	-
10.	General and administration expenses	26	27	18,447,772,121	17,610,094,956	49,368,881,724	*45,566,881,642*
11.	**Operating profit {30=20+21+22-(23+25+26)}**	**30**		**258,273,244,337**	**93,662,413,991**	**326,772,791,774**	**228,063,051,102**
12.	Other income	31		1,725,233,163	2,460,287,225	3,073,772,919	*3,256,726,547*
13.	Other expenses	32		17,655,632	79,040,308	2,348,160,446	*952,378,379*
14.	**(Losses)/Profit from other activities**	**40**		**1,707,577,531**	**2,381,246,917**	**725,612,473**	**2,304,348,168**
15.	**Accounting profit before tax (50=30+40)**	**50**		**259,980,821,868**	**96,043,660,908**	**327,498,404,247**	**230,367,399,270**
16.	Current corporate income tax expense	51	28	50,505,926,204	19,236,536,181	72,718,630,462	*46,283,957,307*
17.	Deferred corporate tax income	52		1,510,073,296	-	(6,707,413,524)	-
18.	**Net profit after corporate income tax (60=50-51-52)**	**60**		**207,964,822,368**	**76,807,124,727**	**248,072,360,261**	**184,083,441,963**

Le Hai Hoang	**Ngo Minh Doan**	**Do Van Khai**
Preparer	**Chief Accountant**	**Chief Executive Officer**
		30 October 2026

SEPARATE CASH FLOW STATEMENT

For the period from 01/01/2026 to 30/9/2026

Unit: VND

	ITEMS	Codes	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
I.	**CASH FLOWS FROM OPERATING ACTIVITIES**			
1.	***Profit before tax***	***01***	***327,498,404,247***	***230,367,399,270***
2.	***Adjustments for:***			
	Depreciation and amortisation of fixed assets	02	2,690,016,578	885,476,330
	Provisions	03	-	1,224,220,057
	(Gain) from investment and financial activities	05	(99,861,688,091)	(263,222,529,426)
	Borrowing costs	06	303,691,964,299	280,155,056,742
3.	***Operating profit before movements in working capital***	***08***	***534,018,697,033***	***249,409,622,973***
	Increase, decrease in receivables	09	(1,344,095,189,046)	(1,184,598,630,211)
	Increase, decrease in inventories	10	(1,764,531,326,123)	(352,228,715,923)
	Increase, decrease in payables (excluding accrued loan interest and corporate income tax payable)	11	(145,708,277,879)	2,626,750,943,683
	Increase, decrease in deferred expenses	12	(13,486,607,836)	774,415,995
	Borrowing costs paid	14	(283,156,157,727)	(275,107,946,716)
	Corporate income tax paid	15	(12,000,000,000)	(17,700,000,000)
	Net cash (used in)/generated by operating activities	***20***	***(3,028,958,861,578)***	***1,047,299,689,801***
II.	**CASH FLOWS FROM INVESTING ACTIVITIES**			
1.	Acquisition and construction of fixed assets and other long-term assets	21	(3,853,661,332)	(1,332,965,818)
2.	Cash outflow for lending, buying debt instruments of other entities	23	(98,340,000,000)	(1,860,000,000,000)
3.	Cash recovered from lending, selling debt instruments of other entities	24	1,521,518,506,849	237,000,000,000
4.	Interest earned, dividends and profits received	27	215,422,006,801	236,146,930,800
	Net cash generated by/(used in) investing activities	***30***	***1,634,746,852,318***	***(1,388,186,035,018)***
III.	**CASH FLOWS FROM FINANCING ACTIVITIES**			
1.	Proceeds from borrowings	33	3,811,979,329,303	1,651,417,466,158
2.	Repayment of borrowings	34	(2,404,197,515,866)	(1,380,794,375,397)
3.	Repayment of obligations under finance leases	35	(2,307,030,000)	-
	Net cash (used in) financing activities	***40***	***1,405,474,783,437***	***270,623,090,761***
	Net (decrease)/ increase in cash (50=20+30+40)	**50**	**11,262,774,177**	**(70,263,254,456)**
	Cash at the beginning of the period	**60**	**56,416,707,505**	**75,613,296,176**
	Cash at the end of the period (70=50+60)	**70**	**67,679,481,682**	**5,350,041,720**

Le Hai Hoang	**Ngo Minh Doan**	**Do Van Khai**
Preparer	**Chief Accountant**	**Chief Executive Officer**
		30 October 2026

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
For the third quarter of 2026
These notes are an integral part of and should be read in conjunction with the accompanying separate financial statements

1. GENERAL INFORMATION

Structure of ownership

SCG Construction Group Joint Stock Company (the "Company") was established under the first Business Registration Certificate No. 0108704763 dated 17 April 2019 issued by the Hanoi Authority for Planning and Investment with the 12th amendment dated 17 August 2026.

The Company's shares were authorized and ready for trading as approved by the Hanoi Stock Exchange under its Decision No. 79/QĐ-SGDHN dated 18 March 2021. According to Decision No. 515/QĐ-SGDHN dated 30 September 2021, the Company was granted approval from the Hanoi Stock Exchange on official listing its shares on the Hanoi Stock Exchange.

The number of employees as at 30 September 2026 was 692 (as at 31 December 2025: 518).

Operating activities

The Company's principal activities include:

- Construction of houses of all kinds;
- Construction of railway, road, electrical works, water supply and drainage works, telecommunication works, communication, water works, mining, processing, manufacturing and other civil engineering works;
- Dismantling, preparing the ground, installation of electrical systems, water supply and drainage, heating and air conditioning and other construction systems;
- Completion construction works;
- Other specialized construction activities;
- Wholesale of construction materials and other installation equipment;
- Real estate business, land use rights owned, used or rented;
- Consultancy, brokerage, auction of real estate; auction of land use rights;
- Management consulting activities;
- Specialized design activities;
- General support services;
- House cleaning;
- Landscape care and maintenance services;
- General administrative services for offices.

Normal production and business cycle

For construction and equipment installation activities, the production and business cycle is usually based on the construction time of the works/project.

For the remaining business activities, the normal production and business cycle is carried out for a time period of 12 months or less.

The Company's structure

As at 30 September 2026, the Company has 1 representative office in Ho Chi Minh City and 2 subsidiaries.

The subsidiaries of the Company include:

No.	Name of subsidiaries	Place of incorporation and operation	Proportion of ownership	Proportion of voting rights	Principal activities
1.	Sunshine - Design Joint Stock Company	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	95.00%	95.00%	Architectural design, consulting
2.	S-Decoro Joint Stock Company	3rd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	90.00%	90.00%	Architectural and related technical consulting activities; commercial activities

Disclosure of information comparability in the interim separate financial statements

Comparative figures in the interim state of financial position and corresponding notes are the figures of the Company's audited separate financial statements for the year ended 31 December 2025.

2. ACCOUNTING CONVENTION AND ACCOUNTING PERIOD

Accounting convention

The accompanying interim separate financial statements, expressed in Vietnam Dong (VND), are prepared under the historical cost convention and in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to interim financial reporting.

The accompanying interim separate financial statements are not intended to present the financial position, results of operations, cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdictions other than Vietnam.

The Company also prepares the consolidated financial statements which include the interim separate financial statements of the Company and the interim financial statements of its subsidiaries in a separate statement. These interim separate financial statements should be read in conjuction with the consolidated financial statements in order to have a better understanding of the Company's overall interim financial position.

Accounting period

The Company's financial year begins on 01 January and ends on 31 December.

Implementation of the new accounting guidance

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC ("Circular 99") guiding the accounting regime for enterprises. This Circular is effective for financial years beginning on or after 01 January 2026. Circular 99 replaces the regulations on the accounting regime for enterprises issued under Circular No. 200/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance guiding the Accounting Regime for Enterprises and Circular No. 53/2016/TT-BTC dated 21 March 2016 of the Ministry of Finance amending and supplementing a number of articles of Circular No. 200/2014/TT-BTC of the Ministry of Finance. The Board of Management has applied Circular 99 in the preparation and presentation of the financial statements for the operating period from 01 January 2026 to 30 September 2026.

The Company applies the changes in accounting policies in accordance with Circular 99 and has effects on the Company on a non-retrospective basis as Circular 99 does not require retrospective application of these changes. The Company has also re-presented the corresponding data of the prior period for certain items to conform with the presentation under Circular 99 in these financial statements as presented in Note 29.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies, which have been adopted by the Company in the preparation of these interim separate financial statements, are as follows:

Estimates

The preparation of interim separate financial statements in conformity with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to interim financial reporting requires the Board of Management to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the interim separate financial statements and the reported amounts of revenues and expenses during the reporting period. Although these accounting estimates are based on the Board of Management's best knowledge, actual results may differ from those estimates.

Cash

Cash comprises cash on hand and bank demand deposits.

Financial investments

Held-to-maturity investments

Held-to-maturity investments are investments that the Company has the intention and ability to hold until maturity. Held-to-maturity investments include deposits and loans held to maturity for the purpose of earning periodic interest.

Held-to-maturity investments are initially recognized at cost. Subsequent to initial recognition, interest received at maturity or periodically is recognised as an increase in held-to-maturity investments and finance income in the relevant interest periods. Accrued interest is recognized as an increase in the carrying amount of the investment held-to-maturity and is deducted when the Company actually collects such interest.

Held-to-maturity investments are measured at cost less provision for held-to-maturity investments.

Provision for held-to-maturity investments is recognised when there is any indication or objective evidence that part or all of the Company's held-to-maturity investments may not be recoverable.

Investments in subsidiaries

Investment in subsidiaries

A subsidiary is an entity over which the Company has control. Control is achieved where the Company has the power to govern the financial and operating policies of an investee enterprise so as to obtain benefits from its activities.

Interests in subsidiaries are initially recognised at cost. The Company's share of the net profit of the investee after acquisition is recognised in the interim income statement. Other distributions received other than such profit share are deducted from the cost of the investments as recoverable amounts.

Investments in subsidiaries are carried in the statement of financial position at cost less provision for impairment of such investments (if any). Provisions for impairment of investments in subsidiaries are

made when there is reliable evidence for declining in value of these investments at the statement of financial position date.

Receivables

Receivables represent the amounts recoverable from customers or other debtors and are stated at book value less provision for doubtful debts.

Provision for doubtful debts is made for receivables that are overdue on the basis of assessing the ability to collect receivables, or when the debtor is in dissolution, in bankruptcy, or is experiencing similar difficulties and so may be unable to repay the debt.

Inventories

Inventories are recorded using the perpetual inventory method and stated at the lower of cost and net realisable value.

For construction activity, cost of inventory includes direct raw material cost, direct labor cost and production overheads, if any, to bring the inventories to their present location and condition.

For trading activity, cost comprises cost of purchases and other directly attributable expenses.

The cost of inventory is determined by the specific method according to each unfinished project or unrecorded revenue or by each type of goods. Net realisable value represents the estimated revenue less all estimated costs to completion.

The evaluation of necessary provision for inventory obsolescence follows current prevailing accounting regulations which allow provisions to be made for obsolete, damaged, or sub-standard inventories and for those which have costs higher than net realisable values as at the reporting date.

Cost of work in progress in the inventory balance represents costs of works that are in progress, unfinished by the end of the period.

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less accumulated depreciation.

The costs of purchased tangible fixed assets comprise their purchase prices and any directly attributable costs of bringing the assets to their working condition and location for their intended use.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives as follows:

	Years
Buildings and structures	6
Machinery and equipment	3 - 10
Motor vehicles	6 - 10

Loss or gain resulting from sales and disposals of tangible fixed assets is the difference between profit from sales or disposals of assets and their residual values and is recognised in the interim income statement.

Leasing

Leases are classified as finance leases whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee. All other leases are classified as operating leases.

Assets held under finance leases are recognised as assets of the Company at their fair value at the inception of the lease or, if lower, at the present value of the minimum lease payments. The corresponding liability to the lessor is included in the interim statement of financial position as a finance lease obligation. Lease payments are apportioned between finance charges and reduction of the lease obligation so as to achieve a constant rate of interest on the remaining balance of the liability. Finance charges are charged to profit or loss, unless they are directly attributable to qualifying assets, in which case they are capitalised in accordance with the Company's general policy on borrowing costs.

Leases where substantially all the rewards and risks of ownership of assets remain with the leasing company are accounted for as operating leases. Rentals payable under operating leases are charged to the interim income statement on a straight-line basis over the term of the relevant lease. Benefits received and receivable as an incentive to enter into an operating lease are also spread on a straight-line basis over the lease term.

Assets held under finance leases are depreciated over their expected useful lives on the same basis as owned assets. However, when there is no reasonable certainty that ownership will be obtained by the end of the lease term, assets are depreciated over the shorter of the lease term and their useful lives, as follows:

	Years
Motor vehicles	5

Intangible assets and amortisation

The costs of intangible assets comprise all expenditures incurred by the Company to acquire such assets up to the point at which the asset is in a condition capable of operating in the manner intended by management.

Intangible assets represent softwares that are stated at cost less accumulated amortization. Intangible assets are amortised using the straight-line method over the estimated useful lives from 03 to 08 years.

Construction in progress

Properties in the course of construction for production, rental or administrative purposes, or for other purposes, are carried at cost includes costs that are necessary to form the assets in accordance with the Company's accounting policy. Depreciation of these assets, on the same basis as other assets, commences when the assets are ready for their use.

Deferred expenses

Deferred expenses are actual expenses which have already been incurred but relate to results of operations of multiple accounting periods.

Deferred expenses including costs of tools and equipment for construction and other tools and equipment costs are expected to bring future economic benefits to the Company. These expenditures are allocated to the work in progress of projects/interim separate income statement using the method in accordance with the current prevailing accounting regulations.

Trade payables

Trade payables represent liabilities arising from the purchase of goods, services or assets from suppliers in the ordinary course of the Company's business. Trade payables are stated at historical cost.

Accrued expenses

Accrued expenses comprise amounts payable for goods and services received by the Company but not yet paid due to the absence of sufficient supporting documentation, and are recognised in the interim separate income statement in the accounting period.

Borrowings and finance lease liabilities

Borrowings and finance lease liabilities are recognised at cost, being the proceeds received net of directly attributable costs incurred in connection with the borrowings.

A finance lease liability is measured at the lower of the present value of the minimum lease payments and the fair value of the leased asset at the commencement date of the lease.

Borrowing costs

Borrowing costs comprise interest expense, finance lease interest expense and other costs directly attributable to the Company's borrowings. Other costs directly attributable to the Company's borrowings include commitment fee which is amortised on a straight-line basis over the term of the borrowings.

Borrowing costs are recognised in profit or loss in the period in which they are incurred, except for borrowing costs that are capitalised in accordance with Vietnamese Accounting Standard No. 16 "Borrowing Costs". Accordingly, borrowing costs to serve the construction of works and assets for customers, including the case of separate loans which are not capitalized into the value of construction works. Borrowing costs directly attributable to the construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are capitalized as part of the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Any income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalization.

Equity

Ordinary shares

Ordinary shares with voting rights are recognised at par value. Shares issued to increase charter capital or shareholders' contributed capital are recognised based on the actual proceeds received corresponding to the par value of successfully issued shares.

Share premium

Share premium represents the difference between the par value and the issuance price of ordinary shares, net of costs directly attributable to the share issuance.

Revenue recognition

Construction contract

Construction contract revenue and costs are recognised as follows:

Where the outcome of a construction contract can be estimated reliably and is accepted by the customers, revenue and costs are recognised by reference to the stage of completion of the contract

activity accepted by the customers in the year. Variations, claims and incentive payments are included in contract revenue to the extent that they have been accepted by the customer.

Where the outcome of a construction contract cannot be estimated reliably, contract revenue is recognised to the extent of contract costs incurred that it is probable of recovery.

Revenue from sale of goods and service rendered

Revenue from the sale of goods is recognised when all five (5) following conditions are satisfied:

(a) the Company has transferred to the buyer the significant risks and rewards of ownership of the goods;
(b) the Company retains neither continuing managerial involvement to the degree usually associated with; ownership nor effective control over the goods sold;
(c) the amount of revenue can be measured reliably;
(d) it is probable that the economic benefits associated with the transaction will flow to the Company; and
(e) the costs incurred or to be incurred in respect of the transaction can be measured reliably.

Revenue of a transaction involving the rendering of services is recognised when the outcome of such transactions can be measured reliably. Where a transaction involving the rendering of services is attributable to several periods, revenue is recognised in each period by reference to the percentage of completion of the transaction at the reporting date of that period. The outcome of a transaction can be measured reliably when all four (4) following conditions are satisfied:

(a) the amount of revenue can be measured reliably;
(b) it is probable that the economic benefits associated with the transaction will flow to the Company;
(c) the percentage of completion of the transaction at the interim consolidated statement of financial position date can be measured reliably; and
(d) the costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Financial income

Interest from advance of construction contracts, bank, loan and bonds interest income are accrued on a time basis, by reference to the principal outstanding and at the applicable interest rate.

Other investment income is recognised when the Company's right to receive payment has been established.

Cost of sales

Cost of sales and services comprises the cost of construction contract, cost of transfer real estate and cost of other activities during the period and is recorded in line with the related revenue recognised during the period.

Selling expenses

Selling expenses are expenses incurred that are directly related to the sale of products, merchandise and the rendering of services by the Company and are recognised as expenses in the period on an accrual basis.

General and administrative expenses

General and administrative expenses are expenses incurred in connection with the general administrative activities of the Company, which are not directly attributable to sales or production activities, and are recognised as expenses in the period on an accrual basis.

Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the period. Taxable profit differs from profit before tax as reported in the interim income statement because it excludes items of income or expense that are taxable or deductible in other period (including loss carried forward, if any) and it further excludes items that are never taxable or deductible.

Deferred tax is recognised on significant differences between carrying amounts of assets and liabilities in the interim separate financial statements and the corresponding tax bases used in the computation of taxable profit and is accounted for using statement of financial position liability method. Deferred tax liabilities are generally recognised for all temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which deductible temporary differences can be utilised.

Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset realised. Deferred tax is charged or credited to profit or loss, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same tax authority and the Company intends to settle its current tax assets and liabilities on a net basis.

The determination of the tax currently payable is based on the current interpretation of tax regulations. However, these regulations are subject to periodic variation and their ultimate determination depends on the results of the tax authorities' examinations.

Other taxes are paid in accordance with the prevailing tax laws in Vietnam.

4. CASH

	As at 30 September 2026	As at 01 January 2026
	VND	VND
Cash on hand	27,050,763	100,280,763
Bank demand deposits	67,652,430,919	55,916,426,742
Cash in transit	-	400,000,000
	67,679,481,682	**56,416,707,505**

(i) Details of demand deposits as follows:

	As at 30 September 2026	As at 01 January 2026
	VND	VND
Joint Stock Commercial Bank for Investment and Development of Vietnam - Hanoi Branch	15,219,021,034	216,647,298
Kien Long Commercial Joint Stock Bank - Pham Hung Transaction Office	8,302,210,439	15,008,729,804
Ho Chi Minh City Development Joint Stock Commercial Bank - Hai Phong Branch	37,507,024,922	-
Other banks	6,624,174,524	40,691,049,640
	67,652,430,919	**55,916,426,742**

5. FINANCIAL INVESTMENTS

a. Held-to-Maturity Investments

	As at 30 September 2026			As at 01 January 2026 (Restated)		
			VND			VND
	Cost	Fair value	Provision	Cost	Fair value	Provision
Short-term						
Loan receivables						
Loan receivables	***6,746,493,151***	***6,746,493,151***	-	***1,449,925,000,000***	***1,449,925,000,000***	-
Duong Van One Member Company Limited (i)	1,630,000,000	1,630,000,000	-	42,625,000,000	42,625,000,000	-
King Square Company Limited (ii)	-	-	-	591,000,000,000	591,000,000,000	-
Golden Great Trading Company Limited (iii)	5,116,493,151	5,116,493,151	-	484,000,000,000	484,000,000,000	-
Truong Minh Construction and Development Limited Liability Company (iv)	-	-	-	292,300,000,000	292,300,000,000	-
Great Point Construction Company Limited (v)	-	-	-	40,000,000,000	40,000,000,000	-
Loan interest	***7,284,076,684***	***7,284,076,684***	-	***68,521,201,024***	***68,521,201,024***	-
Duong Van One Member Company Limited (i)	129,857,908	129,857,908	-	15,628,666,780	15,628,666,780	-
King Square Company Limited (ii)	2,439,122,054	2,439,122,054	-	4,381,315,068	4,381,315,068	-
Golden Great Trading Company Limited (iii)	1,962,219,038	1,962,219,038	-	23,178,958,904	23,178,958,904	-
Truong Minh Construction and Development Limited Liability Company (iv)	1,946,376,041	1,946,376,041	-	25,321,780,820	25,321,780,820	-
Great Point Construction Company Limited (v)	806,501,643	806,501,643	-	10,479,452	10,479,452	-
Bank term deposits	**20,000,000,000**	**20,000,000,000**	-	-	-	-
Ho Chi Minh City Development Joint Stock Commercial Bank – Hai Phong Branch (vi)	20,000,000,000	20,000,000,000	-	-	-	-
	34,030,569,835	**34,030,569,835**	-	**1,518,446,201,024**	**1,518,446,201,024**	-

(i) Represents an unsecured loan to Duong Van One Member Company Limited pursuant to the following loan agreements:

- The Loan Contract No. 2606/2025/HDCV/SCG-DV dated 26 June 2025 and the Appendix No. 01 dated 01 August 2025 to serve the borrower's business demand with a loan interest rate of 9.5%/year, the late payment penalty equals 150% of the current loan interest rate and the loan term is extended to 30 April 2026. Loan interest is paid together with the principal at the end of the loan term or on the date of early contract termination, as appropriate. The contract was fully settled as of April 8, 2026.

- The Loan Contract No. 0107/2026/HDCV/SCG-DV dated 01 July 2026 to serve the borrower's business demand with a loan interest rate of 9.5%/year, the late payment penalty equals 150% of the current loan interest rate and the loan term is extended to 30 June 2027. Loan interest is paid together with the principal at the end of the loan term or on the date of early contract termination, as appropriate.

(ii) Represents an unsecured loan to King Square Company Limited under the Loan Contract No. 2606/2025/HDCV/SCG-KS dated 26 June 2025 and the Appendix No. 01 dated 01 August 2025 to serve the borrower's business demand with a loan interest rate of 9.5%/year, the late payment penalty equals 150% of the current loan interest rate and the loan term is extended to 30 April 2026. Loan interest is paid together with the principal at the end of the loan term or on the date of early contract termination, as appropriate. The contract was fully settled as of June 16, 2026.

(iii) Represents an unsecured loan to Golden Great Trading Company Limited under the Loan Contract No. 3006/2025/HDCV/SCG-GG dated 30 June 2025, the Appendix No. 01 dated 01 August 2025 and the Appendix No.02 dated 28 March 2026 to serve the borrower's business demand with a loan interest rate of 9.5%/year, the late payment penalty equals 150% of the current loan interest rate and the loan term is extended to 31 December 2026. Loan interest is paid together with the principal at the end of the loan term or on the date of early contract termination, as appropriate.

(iv) Represents an unsecured loan to Truong Minh Construction and Development Company Limited under the Loan Contract No. 3101/2024/HDCV/SCG-TM dated 31 January 2024, the Appendix No. 01 dated 30 November 2024 and the Appendix No. 02 dated 31 December 2025 to serve the borrower's business demand with a fixed loan interest rate of 9.0%/year for 12 months, the late payment penalty equals 150% of the current loan interest rate and the loan term is extended to 31 December 2026. Loan interest is paid together with the principal at the end of the loan term or on the date of early contract termination, as appropriate.

(v) Represents an unsecured loan to Great Point Construction Company Limited under the Loan Contract No. 3006/2025/HDCV/SCG-GP dated 30 June 2025, the Appendix No. 01 dated 01 August 2025 and the Appendix No.02 dated 28 March 2026 to serve the borrower's business demand with a loan interest rate of 9.5%/ year, late payment penalty equals 150% of the current loan interest rate and the loan term is extended to 31 December 2026. Loan interest is paid together with the principal at the end of the loan term or on the date of early contract termination, as appropriate.

(vi) Term Deposit Contract No. 41270406000022 at Ho Chi Minh City Development Joint Stock Commercial Bank (HDBank) – Hai Phong Branch, with a term of 12 months, interest rate of 8.5% per annum, interest payable at maturity.

b. Equity Investments in Other Entities

	As at 30 September 2026		As at 01 January 2026	
		VND		VND
	Cost	Provision	Cost	Provision
Investments in subsidiaries				
Sunshine - Design Joint Stock Company	63,840,000,000	-	63,840,000,000	-
S – Decoro Joint Stock Company	45,000,000,000	-	45,000,000,000	-
	108,840,000,000	**-**	**108,840,000,000**	**-**

6. SHORT-TERM TRADE RECEIVABLES

	As at 30 September 2026	As at 01 January 2026
	VND	VND
Sunrise Vietnam Investment and Construction Joint Stock Company	538,999,514,246	871,439,514,246
JH Company Limited	260,565,531,354	553,994,033,748
Light Home Vietnam Company Limited	1,028,840,865,330	502,471,985,437
Saigon Sunshine Group Joint Stock Company	396,510,552,934	438,352,184,289
Hemera Development Investment Company Limited	653,063,479,196	394,783,092,518
Huong Nguyen Vietnam Trading and Investment Company Limited	277,981,434,600	388,540,265,252
VIR Investment Trading Company Limited	210,227,485,785	309,632,485,785
An Binh Trading and Investment Company Limited	301,399,618,951	208,326,854,514
New Century Investment Trading Company Limited	156,730,922,732	138,750,737,575
An Hung Real Estate Trading Service Company Limited	-	561,622,860
Others	2,153,025,229,367	823,902,943,567
	5,977,344,634,495	**4,630,755,719,791**
In which:		
Short-term trade receivables from related parties (Details stated in Note 29)	**1,159,816,582,915**	**1,002,443,181,504**

7. ADVANCES TO SUPPLIERS

	As at 30 September 2026	As at 01 January 2026
	VND	VND
Short-term advances to suppliers		
Vietnam Investment and Construction Property Joint	315,737,261,838	426,200,000,000
Dai Hung Thinh Real Estate Investment Joint Stock	380,000,000,000	380,000,000,000
Duong Van One Member Company Limited	-	300,000,000,000
ICV Vietnam Investment and Construction Joint Stock Company	97,652,834,305	211,283,624,862
DIA Joint Stock Company	418,629,429,599	119,808,024,864
Kinh Bac Real Estate Business Joint Stock Company	-	76,902,901,496
Others	1,667,571,524,305	1,444,211,496,089
	2,879,591,050,047	**2,958,406,047,311**
In which:		
Short-term advances to related parties (Details stated in Note 29)	**423,583,221,816**	**223,291,702,107**

8. OTHER RECEIVABLES

	As at 30 September 2026	As at 01 January 2026 (Restated)
	VND	VND
a. Short-term	**27,709,904,245**	**77,281,956,445**
Contract advance interest	16,131,563,618	70,454,757,988
Other receivables	11,578,340,627	6,827,198,457
b. Long-term	**5,879,420,000**	**-**
Deposit	5,879,420,000	-
	33,589,324,245	**77,281,956,445**
In which:		
Other short-term receivables from related parties (Details stated in Note 29)	**-**	**40,945,478,537**

9. INVENTORIES

	As at 30 September 2026		As at 01 January 2026	
	VND		VND	
	Cost	Provision	Cost	Provision
Work in progress (i)	2,760,892,383,743	(12,623,762,125)	865,378,825,821	(12,623,762,125)
Merchandise	1,164,311,411,112	-	1,295,293,642,911	-
Total	**3,925,203,794,855**	**(12,623,762,125)**	**2,160,672,468,732**	**(12,623,762,125)**

(i) Work in progress represents the cost of works under construction. The details of work in progress are as follows:

	As at 30 September 2026		As at 01 January 2026	
		VND		VND
	Cost	Provision	Cost	Provision
Sunshine Empire Project	145,358,274,625	-	126,976,764,801	-
Alluvia City Van Giang Project	204,897,412,208	-	104,007,773,706	-
Noble Crystal Long Bien Project	106,523,028,551	-	86,786,419,623	-
Sunshine Crystal River - CT01 Project	395,787,964,992	-	83,849,962,102	-
Sunshine Sky City Project (E3)	134,614,189,284	-	84,254,385,918	-
Phu Thuan High-rise Residential Area (E2) Project	38,290,064,815	-	50,347,431,105	-
Noble Capital Thang Long Project	240,144,091,545	-	21,361,217,933	-
Royal Capital Project	13,806,564,981	-	19,770,863,040	-
Westlake Noble Capital (IB29)	142,183,455,302	-	2,326,700,968	-
Sunshine Legend City Project	608,356,998,696	-	55,504,002,474	-
Others	730,930,338,744	(12,623,762,125)	230,193,304,151	(12,623,762,125)
	2,760,892,383,743	**(12,623,762,125)**	**865,378,825,821**	**(12,623,762,125)**

10. Tangible fixed assets

	Buildings and structures	Machinery and equipment	Motor vehicles	Total
	VND	VND	VND	VND
COST				
Opening balance	**857,500,000**	**4,413,910,075**	**5,918,081,818**	**11,189,491,893**
Additions in the period	546,000,000	848,861,112	-	1,394,861,112
Closing balance	**1,403,500,000**	**5,262,771,187**	**5,918,081,818**	**12,584,353,005**
ACCUMULATED DEPRECIATION				
Opening balance	**410,222,222**	**2,772,991,614**	**3,122,954,034**	**6,306,167,870**
Charge for the period	159,161,108	497,939,229	471,142,890	1,128,243,227
Closing balance	**569,383,330**	**3,270,930,843**	**3,594,096,924**	**7,434,411,097**
NET BOOK VALUE				
Opening balance	**447,277,778**	**1,640,918,461**	**2,795,127,784**	**4,883,324,023**
Closing balance	**834,116,670**	**1,991,840,344**	**2,323,984,894**	**5,149,941,908**

Detailed list of tangible fixed assets currently in existence during the period with a value equal to or greater than 10% of the total tangible fixed assets as at 30 September 2026 include:

Name of tangible fixed assets currently in existence	Cost (VND)
Water Sprinkler Tanker Truck	1,300,000,000
Toyota Passenger Car	1,600,000,000
Total	**2,900,000,000**

11. Finance lease assets

	Motor vehicles	Total
	VND	VND
COST		
Opening balance	-	-
Additions	52,657,622,220	52,657,622,220
Closing balance	**52,657,622,220**	**52,657,622,220**
ACCUMULATED AMORTISATION		
Opening balance	-	-
Charge for the period	1,429,854,258	1,429,854,258
Closing balance	**1,429,854,258**	**1,429,854,258**
NET BOOK VALUE		
Opening balance	-	-
Closing balance	**51,227,767,962**	**51,227,767,962**

12. Intangible assets

	Software	Total
	VND	VND
COST		
Opening balance	**1,244,594,000**	**1,244,594,000**
Additions	750,808,000	750,808,000
Closing balance	**1,995,402,000**	**1,995,402,000**
ACCUMULATED AMORTISATION		
Opening balance	**243,524,752**	**243,524,752**
Charge for the period	131,919,093	131,919,093
Closing balance	**375,443,845**	**375,443,845**
NET BOOK VALUE		
Opening balance	**1,001,069,248**	**1,001,069,248**
Closing balance	**1,619,958,155**	**1,619,958,155**

13. DEFERRED EXPENSES

	As at 30 September 2026	As at 01 January 2026 (Restated)
	VND	VND
a. Short-term	**14,278,801,083**	**315,085,870**
Tools and equipment for construction	-	315,085,870
MB settlement fee	14,278,801,083	-
b. Long-term	**3,584,347,413**	**4,061,454,790**
Tools and equipment for construction	2,780,873,890	3,474,557,184
Office renovation and repair cost	-	259,403,196
Other deferred expenses	803,473,523	327,494,410
	17,863,148,496	**4,376,540,660**

14. SHORT-TERM TRADE PAYABLES

	As at 30 September 2026 VND Amount/Amount able to be paid off	As at 01 January 2026 VND Amount/Amount able to be paid off
Sigma Engineering Joint Stock Company	176,623,070,011	147,277,970,141
An Binh Duy Trading Company Limited	228,053,165,962	122,973,068,030
Eurowindow Joint Stock Company	60,336,660,680	72,392,219,030
S-Manpower Trading Company Limited	127,495,389,147	47,571,895,294
Others	1,352,315,413,727	764,044,771,914
	1,944,823,699,527	**1,154,259,924,409**
In which		
Trade payables to related parties (Details stated in Note 29)	**294,117,339,850**	**47,677,395,216**

15. ADVANCES FROM CUSTOMERS

	As at 30 September 2026 VND	As at 01 January 2026 VND
a. Short-term advances from customer		
Northern Infrastructure Investment and Construction Company Limited	638,970,000,000	1,875,000,000,000
Sunshine Marina Nha Trang Joint Stock Company	240,180,000,000	438,670,000,000
Thu Duc Infrastructure Development Investment Joint Stock Company	65,753,251,191	63,180,522,295
Sunshine E&C Construction Joint Stock Company	4,260,869,787	4,260,869,787
Truong Giang Construction Architecture Company Limited	333,475,745,469	-
Others	37,474,758,313	26,896,235,718
	1,320,114,624,760	**2,408,007,627,800**
In which:		
Short-term advances from major related parties (Details stated in Note 29)	**4,260,869,787**	**447,244,683,089**
b. Long-term advances from customer		
Truong Giang Construction Architecture Company Limited	-	473,150,000,000
	-	**473,150,000,000**

16. TAXES AND AMOUNTS PAYABLE TO THE STATE BUDGET

	As at 01 January 2026	Payable during the period	Paid/offset during the period	As at 30 September 2026
	VND	VND	VND	VND
Value added tax	35,956,803,955	421,012,968,704	445,558,429,290	11,411,343,369
Corporate income tax	81,469,516,797	72,718,630,462	12,000,000,000	142,188,147,259
Personal income tax	2,042,978,570	3,044,540,555	3,628,441,154	1,459,077,971
Other taxes, fees and duties	-	2,791,502,119	2,791,502,119	-
	119,469,299,322	**499,567,641,840**	**463,978,372,563**	**155,058,568,599**

17. SHORT-TERM ACCRUED EXPENSES

	As at 30 September 2026	As at 01 January 2026
	VND	VND
Accruals for construction works (i)		
In which:		
Noble Capital Thang Long Project	579,411,359,845	963,844,386,168
Royal Capital Project	374,840,948,154	569,845,337,376
Phuc Tho Sunshine Heritage Project	203,508,728,831	204,761,474,966
Westlake Noble Capital (IB29)	225,554,355,934	199,180,600,232
Sunshine Crystal River - CT01 Project	506,439,197,680	185,904,916,479
Phu Thuan High-rise Residential Area (E2) Project	153,135,614,041	133,000,000,000
Hon Rom hill high-class villas and resort tourism Project	130,000,000,000	130,000,000,000
Sunshine Green Iconic Project	62,612,086,633	68,189,482,793
Sunshine Legend City Project	520,829,110,226	165,274,616,008
Others	1,139,575,670,080	620,780,487,150
	3,895,907,071,424	**3,240,781,301,172**

(i) Expenses payable for construction works are the provision for costs incurred corresponding to the work and construction items that have been performed but have not received full payment documents from subcontractors as at 30 September 2026.

18. OTHER CURRENT PAYABLES

	As at 30 September 2026	As at 01 January 2026
	VND	VND
Interest payable	29,903,149,421	11,367,342,849
Other payables	868,964,759	496,508,500
	30,772,114,180	**11,863,851,349**

19. LOANS AND OBLIGATIONS UNDER FINANCE LEASES

a. Short-Term loans and obligations under finance leases

	As at 01 January 2026		During the period		As at 30 September 2026	
	VND		VND		VND	
	Amount	Amount able to be paid off	Increase	Decrease	Amount	Amount able to be paid off
Short-term loans	**2,263,206,023,302**	**2,263,206,023,302**	**3,518,558,756,410**	**2,404,197,515,866**	**3,377,567,263,846**	**3,377,567,263,846**
Vietnam Prosperity Commercial Joint Stock Bank - Lang Ha Branch (i)	-	-	351,766,467,199	-	351,766,467,199	351,766,467,199
Kien Long Commercial Joint Stock Bank - Hanoi Branch (ii)	795,879,928,432	795,879,928,432	843,685,979,175	1,031,949,695,656	607,616,211,951	607,616,211,951
Saigon - Hanoi Commercial Joint Stock Bank (iii)	764,427,729,329	764,427,729,329	1,780,848,232,747	866,273,531,724	1,679,002,430,352	1,679,002,430,352
Joint Stock Commercial Bank for Investment and Development of Vietnam - Hanoi Branch (iv)	198,554,077,055	198,554,077,055	243,454,710,143	-	442,008,787,198	442,008,787,198
Military Commercial Joint Stock Bank (v)	504,344,288,486	504,344,288,486	238,347,065,855	504,344,288,486	238,347,065,855	238,347,065,855
Tan Loc An Construction and Trade Limited Company (viii)	-	-	1,630,000,000	1,630,000,000	-	-
Thanh Tin International Advertising Company Limited (ix)	-	-	58,826,301,291	-	58,826,301,291	58,826,301,291
Current portion of long-term loans	**-**	**-**	**183,867,766,652**	**-**	**183,867,766,652**	**183,867,766,652**
Ho Chi Minh City Development Joint Stock Commercial Bank (vi)	-	-	183,867,766,652	-	183,867,766,652	183,867,766,652
Current portion of long-term obligations under finance leases	**-**	**-**	**23,207,955,713**	**7,928,330,000**	**15,279,625,713**	**15,279,625,713**
Vietcombank Financial Leasing Co., Ltd (vii)	-	-	23,207,955,713	7,928,330,000	15,279,625,713	15,279,625,713
	2,263,206,023,302	**2,263,206,023,302**	**3,725,634,478,775**	**2,412,125,845,866**	**3,576,714,656,211**	**3,576,714,656,211**

b. Long-Term loans and obligations under finance leases

	As at 01 January 2026 (Restated)		During the period		As at 30 September 2026	
	VND		VND	VND	VND	
	Amount	Amount able to be paid off	Increase	Decrease	Amount	Amount able to be paid off
Long-term loans						
Ho Chi Minh City Development Joint Stock Commercial Bank - Hai Phong Branch (vi)	183,867,766,652	183,867,766,652	293,420,572,893	183,867,766,652	293,420,572,893	293,420,572,893
Commitment fee	(8,600,000,000)	(8,600,000,000)	(7,900,000,000)	(9,900,000,000)	(6,600,000,000)	(6,600,000,000)
Finance lease liabilities						
Vietcombank Financial Leasing Co., Ltd (vii)	-	-	56,570,930,000	23,207,955,713	33,362,974,287	33,362,974,287
	175,267,766,652	**175,267,766,652**	**342,091,502,893**	**197,175,722,365**	**320,183,547,180**	**320,183,547,180**

(i) Reflects the short-term loan from Vietnam Prosperity Joint Stock Commercial Bank (VPBank) under Credit Line Agreement No. BCLC-12753-01 dated February 10, 2026, with a credit limit of VND 1,000,000,000,000. The purpose of the credit facility is to supplement working capital, issue Letters of Credit (L/C), and provide guarantees to support construction and execution activities. The loan term and interest rate are stipulated in the respective Debt Acknowledgement Notes. The maturity of each drawdown under the credit line does not exceed 12 months. The loan is secured by the following security agreements:

- Secured by the pledge of receivables together with goods owned by Sunshine Saigon Group Joint Stock Company, arising from construction contracts for the execution of the Project, under Security Agreement No. BCLC-12753-HDTC-01 dated 10 February 2026.
- Secured by the pledge of receivables together with goods owned by Yamato E&C Joint Stock Company, arising from construction contracts for the execution of the Project, under Security Agreement No. BCLC-12753-HDTC-03 dated 10 February 2026.
- Secured by the pledge of receivables together with goods owned by FSI Financial Investment Joint Stock Company, arising from construction contracts for the execution of the Project, under Security Agreement No. BCLC-12753-HDTC-02 dated 10 February 2026.

- Secured by the pledge of receivables together with goods owned by Meteor PC Company Limited, arising from construction contracts for the execution of the Project, under Security Agreement No. BCLC-12753-HDTC-04 dated 10 February 2026.
- Secured by the pledge of receivables together with goods owned by Tuan Huy Trading and Service Company Limited, arising from construction contracts for the execution of the Project, under Security Agreement No. BCLC-12753-HDTC-05 dated 10 February 2026.
- Secured by the pledge of receivables together with goods owned by Vicenco Trading Investment Company Limited, arising from construction contracts for the execution of the Project, under Security Agreement No. BCLC-12753-HDTC-06 dated 10 February 2026.
- Secured by the pledge of receivables together with goods owned by Marina 1 Joint Stock Company, arising from construction contracts for the execution of the Project, under Security Agreement No. BCLC-12753-HDTC-07, BCLC-12753-HDTC-08 and BCLC-12753-HDTC-09 dated 10 February 2026.
- Secured by the Company's receivable right together with goods owned under the Construction Contract No. 2605/HDTC/NGUYENDUNG-SCG signed on 26 May 2026 and Appendices, amendments, supplements and replacements (if any) between the Company and Nguyen Dung Transport Service Trading Co., Ltd. to carry out the construction of the Sunshine Bay Retreat Project.
- Secured by the pledge of receivables together with goods and payment guarantee provided by the Customer, arising from construction contracts for the execution of the Project, under Security Agreement No. BCLC-12753-HDTC-B4 dated 10 February 2026.

(ii) Represents a short-term loan from Kien Long Commercial Joint Stock Bank - Hanoi Branch - Thang Long transaction office under Credit Limit Agreement No. 060/25/HDTD dated 26 September 2025 with the maximum credit limit of VND 1,000,000,000,000. The purpose of credit granting is specified in each Credit Agreement and/or Disbursement Request Form cum Debt Acknowledgement Agreement. The loan term and interest rate are specified in the Debt Acknowledgement Agreement. The effective term of the credit agreement is 1 year from the date of signing the contract to 26 September 2026. The loan is secured by the following guarantee contracts:

- Mortgage Contract of property rights No. 105/24/HDTC dated 13 September 2024, No. 110/24/HDTC dated 02 October 2024 and No. 001/25/HDTC dated 09 January 2025 between Thuan Phu Lang Co Investment and Development Joint Stock Company (the Owner of Collateral), Kien Long Commercial Joint Stock Bank, Hanoi Branch (the Mortgagee), and the Company (the Secured Party). The collateral is the entire property rights arising from the development, exploitation and business of the: "Sea Hotel Area with an area of 17,400 m^2", "Lakeside Villa Area with an area of 110,400 m^2" and "Golf Practice Area with an area of 21,200 m^2" within the Lang Co Tourist Resort and Golf Course Investment Project in Loc Vinh Commune, Phu Loc District, Thua Thien Hue Province according to Investment Registration Certificate No. 7475206665 issued by the Management Board of the Economic and Industrial Zones of Thua Thien Hue Province.
- The Company's receivable right arises from Construction Contract No. 0905/HĐTC/JH-SCG dated May 9, 2024, executed between the Company and JH Co., Ltd., in relation to the high-rise residential building combined with commercial services and low-rise housing project at land lot CT01, Nam Thăng Long Urban Area, Phase III, Phu Thuong Ward, Hanoi.

- The Company's receivable right arises from Construction Contract No. 222/2024/HĐTC/River Wind-SCG dated June 6, 2024, executed between the Company and River Wind Investment Co., Ltd., in relation to the inter-level school project at land lot coded THLC under the Nam Thang Long Urban Area Project, Phase II, in Dong Ngac Ward and Phu Thuong Ward, Hanoi.

- The Company's receivable right arises from the contract for design, construction and installation of equipment No. 04.2024/HDTC/SCG-Alaha signed on 26 September 2024 between the Company and Alaha Trading and Service Company Limited.

- The Company's receivable right arises from the construction contract No. 1905/HDTC/RM3-SCG signed on 19 May 2025 between the Company and Marina 3 Joint Stock Company.

(iii) Represents a short-term loan from Saigon - Hanoi Commercial Joint Stock Bank under Credit Limit Agreement:

- Agreement No. 0170/2025/HDHM-PN/SHB.110100 dated 26 May 2025, with a maximum credit limit of VND 2,000,000,000,000. The purpose of the credit is to supplement working capital for business operations. The loan term and interest rate are stipulated in the loan agreements, but the maximum term is 9 months from the day following the disbursement date. The loan agreement is valid for one year from the date of signing until 26 May 2026. The loan is secured by property rights arising from the investment, business, and exploitation of adjacent land plots within Zone 1 of the Sunshine Grand Capital New Life Urban Area Project, part of the Southwest New Urban Area Project in Tan Lap Commune, Dan Phuong District, developed by DIA Investment Joint Stock Company and Tan Cuong Consulting, Investment and Trading Joint Stock Company (related parties of the Company) as the investor, according to Investment Policy Decision No. 984/QD-UBND issued by the Hanoi People's Committee on 02 March 2018 (amended for the second time by Decision No. 6555/QD-UBN issued by the Hanoi People's Committee on 25 December 2013); Rights arising from 05 house purchase and sale contracts of Valuation Deed No. 010/2025/C10-0536B dated 27 January 2026 and rights arising from 10 house purchase and sale contracts of Valuation Deed No. 010/2026/C01-0145 dated 02 February 2026 equivalent to assets formed in the future of apartments in the Noble Capital Thang Long Investment and Construction Project, according to the purchase and sale contract for each unit taking place on 20 January 2026.

- Agreement No. 0446/2025/HDHM-PN/SHB.110100 dated 24 September 2025, with a maximum credit limit of VND 1,130,000,000,000. The purpose of this credit is to finance the construction and supply of materials for the following items: Completion of technical infrastructure, construction of all low-rise townhouses and villas (rough construction and exterior finishing) within the Modus Urban Area project, with Bach Giang Construction Investment Development Joint Stock Company - DCI as the investor. The loan term and interest rate are stipulated in the loan agreements, but are a maximum of 9 months from the day following the disbursement date. The credit agreement is valid for one year from the date of signing until 24 September 2026. The loan is secured by all claims arising from Construction Contract No. 309/HĐTC/MODUS/DCI-SCG dated 20 July 2025, between the Company and Bach Giang Construction Investment Development Joint Stock Company - DCI, and its Appendices/amendments, including the termination of the economic contract for any reason.

- Agreement No. 0653/2025/HDHM-PN/SHB.110100 dated 15 December 2025, with a maximum limit of VND 1,500,000,000,000. The purpose of this credit is to supplement working capital for the construction of high-rise residential buildings on plots CT-01, CT-02, and CT-03 of the Modus Urban Area project, developed by Bach Giang Construction Investment Development Joint Stock Company - DCI. The loan term and interest rate are stipulated in the loan agreements, but the maximum term is 9 months from the day following the disbursement date. The credit agreement is valid for one year, from 26 December 2025 to 26 December

2026. The loan is secured by all future claims arising from Appendix K.1 dated 10 October 2025 and Appendix K.2 dated 22 December 2025 to Construction Contract No. 2011/2025/HĐTC/LH-SCG dated 10 October 2025 between the Company and Light Home Vietnam Co., Ltd. and its Appendices/amendments, including in the event of termination of the economic contract for any reason.

- Agreement No. 0326/2026/HDHM-PN/SHB.110100 dated 06 July 2026, with a maximum credit limit of VND 1,000,000,000,000. The purpose of the credit facility is to supplement working capital for the construction and implementation of the New Lifestyle Urban Area Project – Sunshine Grand Capital. The loan term and interest rate are stipulated in the loan agreements, but the maximum term is 9 months from the day following the disbursement date. The loan agreement is valid for one year from the date of signing until 06 July 2027. The loan is secured by property rights arising from the investment, business, and exploitation of adjacent land plots within Zone 1, Zone 3, and Zone 4 of the Sunshine Grand Capital New Life Urban Area Project, part of the Southwest New Urban Area Project in Tan Lap Commune, Dan Phuong District, developed by DIA Investment Joint Stock Company and Tan Cuong Consulting, Investment and Trading Joint Stock Company (related parties of the Company) as the investor, according to Investment Policy Decision No. 984/QD-UBND issued by the Hanoi People's Committee on 02 March 2018 (amended for the second time by Decision No. 6555/QD-UBN issued by the Hanoi People's Committee on 25 December 2013). Property rights arising from residential property sale and purchase agreements within the scope of the New Lifestyle Urban Area Project – Sunshine Grand Capital; property rights arising from residential property sale and purchase agreements within the New Lifestyle Urban Area Project – Sunshine Grand Capital, with the property owner being a third party, including cases where such third party does not satisfy the conditions stipulated in Decision No. 2317/2023/QĐ-TGĐ dated 16 November 2023.

(iv) Represents a short-term loan from Vietnam Joint Stock Commercial Bank for Investment and Development under Credit Limit Contract No. 01/2025/14194519/HĐTD dated 28 August 2025, with a maximum credit limit of VND 1,000,000,000,000. The purpose is to supplement working capital, issue guarantees and open L/Cs to support the client's construction and business activities. The credit limit is valid until 15 August 2026, with interest rates determined for each specific credit contract according to the Bank's interest rate regime during each period. The loan is secured by the following guarantee contracts:

- Mortgage Contract of real estate to secure obligations for others No. 05/2025/14194519/HDBD and No. 06/2025/14194519/HDBD dated 31 December 2025 between Duong Van One Member Company Limited (the Mortgagor) and Vietnam Joint Stock Commercial Bank for Investment and Development, Hanoi Branch (the Mortgagee). The collateral comprises assets attached to land including apartment SH02-05 (commercial and service) and SH02-01 (commercial and service) located at the mixed-use residential and commercial building Sunshine Riverside, land plot CT2, land lot CT03A-CT within block CT03 of Nam Thang Long Urban Area Phase 3, Phu Thuong Ward, Hanoi.

- Mortgage Contract of real estate to secure obligations for others No. 01/2025/14194519/HDBD, No. 02/2025/14194519/HDBD and No. 03/2025/14194519/HĐBĐ dated 06 January 2026; 03/2026/14194519/HDBD dated 26 February 2026; 02/2026/14194519/HDBD dated 10 February 2026; 01/2026/14194519/HDBD dated 09 February 2026 between Thu Duc Infrastructure Development Investment Joint Stock Company (the Mortgagor) and Vietnam Joint Stock Commercial Bank for Investment and Development, Hanoi Branch (the Mortgagee). The collateral includes the land use rights of the Mortgagor for land parcels under the Land Use Rights Certificate and Ownership of Assets Attached to Land No. AA 04667146, AA 04667058, AA 01301700, AA 04485667 AA 00663794; AA 00663831; AA 00663832 under the low-rise housing construction investment project for sale at land plot A4/TT1 within planning block C12, Viet Hung Ward, Hanoi City.

- Mortgage Contract of real estate to secure obligations for others No. 06/2026/14194519/HDBD dated 05 August 2026; No. 07/2026/14194519/HDBD dated 12 August 2026 between Duong Van One Member Company Limited (the Mortgagor) and Vietnam Joint Stock Commercial Bank for Investment and Development, Hanoi Branch (the Mortgagee). The collateral comprises assets attached to land including apartment SH02-03 (commercial and service) and SH02-04 (commercial and service) located at the mixed-use residential and commercial building Sunshine Riverside, land plot CT2, land lot CT03A-CT within block CT03 of Nam Thang Long Urban Area Phase 3, Phu Thuong Ward, Hanoi.

(v) Represents a short-term loan from Military Commercial Joint Stock Bank, Hai Ba Trung Branch under Credit Limit Agreement No. 318848.25.065.5083600.TD dated 10 July 2025 with the maximum credit limit of VND 1,000,000,000,000. The purpose of credit granting is to support the Customer's construction business activities. The loan term is 09 months, details of the loan term and interest rate are specified in the Debt Acknowledgement Agreement for each disbursement. The effective term of the credit agreement is 1 year from the date of signing the contract to 07 July 2026. The loan is secured by the following guarantee contracts:

- Mortgage Contract of property rights No. 322918.25.065.5083600.BD dated 28 July 2025. The collateral is the Company's receivables arising from Construction Contract No. 02/2024/HDTC/CT5CT6/AB-SCG dated 25 December 2024 signed between the Company and An Binh Investment and Trading Company Limited relating to the construction investment project of high-rise residential buildings for sale at land plots with symbols B3/CT5 and B4/CT6 within planning zone C14, Phuc Dong Ward, Long Bien District (Noble Crystal Long Bien Project).
- Mortgage Contract of property rights No. 322902.25.065.5083600.BD dated 28 July 2025. The collateral is the Company's receivables arising from Construction Contract No. 225/2024/HDTC/HNVN-SCG dated 10 December 2024 signed between the Company and Huong Nguyen Vietnam Investment Trading Company Limited relating to the construction of low-rise building structures, Zone 2 of the New Life Urban Area Construction Investment Project, Sunshine Grand Capital in Tan Lap Commune, Dan Phuong District and Duc Giang and Duc Thuong Communes, Hoai Duc District, Hanoi.
- Mortgage Contract of property rights No. 322922.25.065.5083600.BD dated 28 July 2025. The collateral is the Company's receivables arising from Construction Contract No. 1907/2023/E&C–SCG/HDTC dated 19 July 2023 between the Company and Sunshine E&C Construction Joint Stock Company; Contract No. 2107/2023/SR-SCG/HDTC dated 21 July 2023 and Contract No. 111a/HD/SR-SCG dated 05 June 2024 between the Company and Sunrise Vietnam Investment and Construction Joint Stock Company relating to the construction investment project at land plots TT-01 to TT-09 and CXX-01 to CX-04 (Royal Capital Project).
- Mortgage Contract of property rights 319146.25.065.5083600.BD October 17, 2025, the right to collect debts has been formed from the construction contracts No. 161/2024/HDTC/SSSG-SCG/HDTC dated 30 September 2024 and the contract appendices between the Company and Sunshine Saigon Group Joint Stock Company under the Noble Capital Tay Ho project.
- Property rights arises from 43 housing purchase and sale contracts between the Company and DIA Investment Joint Stock Company under the Noble Capital Thang Long project.
- Property rights arising from the "Investment project on construction of high-rise houses for sale in land plots marked A4/TT1 in planning plot C12 and land plots marked A7/TT2 in planning plot C13, Viet Hung Ward, Phuc Dong Ward, Long Bien District" in Viet Hung Ward, Phuc Dong Ward, Long Bien District, Hanoi City (now Viet Hung Ward, Long Bien Ward, Hanoi City) according to the Investment Policy Decision No. 3654/QD-UBND dated 05 October 2022 of the People's Committee of Hanoi City.

(vi) Represents a long-term loan from Ho Chi Minh City Development Joint Stock Commercial Bank - Hai Phong Branch under Credit Limit Agreement:

- Agreement No. 14480/25MB/HDTD dated 29 September 2025, with a maximum credit limit of VND 660,000,000,000. The purpose of using the loan is to supplement capital to perform the contract signed with Nhat An International Trading Company Limited or is specifically stipulated in each Debt Acknowledgment Agreement. The loan term is 18 months, details of the loan term and interest are stipulated in the Debt Acknowledgment Agreement for each disbursement. The effective term of the Contract is 18 months from the date of signing the contract. The loan is secured by the following guarantee contracts:Property rights mortgage contract 14480/25MB/HDBD dated September 29, 2025, the Company's debt collection rights arising from construction contract No. 2108/HDTC/NA-SCG signed on August 21, 2025 between the Company and Nhat An International Trading Company Limited related to the investment project to build high-rise housing combined with commercial services and low-rise housing at land lot CT01, Nam Thang Long urban area, phase III, Phu Thuong ward, Tay Ho district; Mortgage contract No. 1764/26MB/HDBD signed on 09 February 2026, the right to collect debts arising from the construction contract No. 1812/2023/CT01/HDTC/Sapio-SCG dated December 18, 2023 and the attached appendices/contracts between the Company and Sapio Investment and Development Co., Ltd; Securities pledge contract to ensure the performance of obligations of others, including 20 million KSF shares of some individuals at Sunshine Group Joint Stock Company.

- Agreement No. 13968/26MB/HDTD dated 10 September 2026, with a maximum credit limit of VND 1,250,000,000,000. The purpose of the loan is to provide additional capital for the implementation of the construction contract relating to the Thai Ha Spring Garden Residential Area Project, as agreed with Thanh Tin International Advertising Co., Ltd., together with the relevant contract appendices. The loan term is 24 months, details of the loan term and interest are stipulated in the Debt Acknowledgment Agreement for each disbursement. The effective term of the Contract is 24 months from the date of signing the contract. The loan is secured by the following guarantee contracts: All assets, property rights and all present and future rights and interests arising from the investment, development, operation, exploitation and commercialization of the Thai Ha Spring Garden Residential Area Project at Planning Lot B1-N01 under the H2-1 Urban Subdivision Plan, Phu Thuong Ward, Hanoi City; together with all rights to claim payment and receivables arising under Construction Contract No. 0708/2026/HĐTC/THANHTIN-SCG dated 22 August 2026 and all attachments, appendices, amendments and supplements thereto.

(vii) Recording the long-term finance lease liability with Vietcombank Financial Leasing Co., Ltd under finance lease contract No. 111.26.18/CTTC dated June 6, 2026. The purpose of use is to serve the company's business and production activities. The lease term is 60 months.

(viii) The Company recorded a short-term loan from Tan Loc An Construction and Trading Company Limited under Loan Agreement No. 0408/2026/HĐVV/TLA-SCG dated 4 August 2026 with a principal amount of VND 1,630,000,000. The loan was obtained to finance additional working capital for operating activities. The loan carried an interest rate of 12% per annum and had a term of 12 months. Principal and accrued interest were repayable at maturity or as otherwise agreed between the parties. This loan was fully repaid during the period.

(ix) The Company recorded a short-term loan from Thanh Tin International Advertising Company Limited under Loan Agreement No. 0607/2026/HDCV/TT-SCG dated 6 July 2026 with an outstanding principal balance of VND 60,000,000,000. The loan was obtained to finance additional working capital for operating activities. The loan carried an interest rate of 9.5% per annum and had a term of 12 months. Principal and accrued interest are repayable at maturity or as otherwise agreed between the parties.

20. OWNERS' EQUITY

Movement in owners' equity

	Owners' contributed capital	Share premium	Retained earnings	Total
	VND	VND	VND	VND
For the year ended 31 December 2025				
As of January 1, 2025	**850,000,000,000**	**(149,600,000)**	**465,834,114,683**	**1,315,684,514,683**
Profit for the year	-	-	323,635,175,784	323,635,175,784
As of December 31, 2025	**850,000,000,000**	**(149,600,000)**	**789,469,290,467**	**1,639,319,690,467**
For the period ended 30 September 2026				
As of January 1, 2026	**850,000,000,000**	**(149,600,000)**	**789,469,290,467**	**1,639,319,690,467**
Profit for the period	-	-	261,487,187,309	261,487,187,309
At 30 September 2026	**850,000,000,000**	**(149,600,000)**	**1,050,956,477,776**	**1,900,806,877,776**

Charter capital

According to the Enterprise Registration Certificate No. 0108704763 dated 17 April 2019, the 12th amendment dated 17 August 2026, the Company's charter capital is VND 850,000,000,000 (as at 31 December 2025: VND 850,000,000,000). As at 30 September 2026, the charter capital has been fully contributed by the owners as follows:

	Capital contribution			
	As at 30 September 2026		As at 01 January 2026	
	VND	(%)	VND	(%)
Mr. Do Anh Tuan	195,425,000,000	22.99	195,425,000,000	22.99
Mr. Do Van Truong	85,000,000,000	10.00	85,000,000,000	10.00
Other shareholders	569,575,000,000	67.01	569,575,000,000	67.01
	850,000,000,000	**100.00**	**850,000,000,000**	**100.00**

Shares

	As at 30 September 2026	As at 01 January 2026
Number of shares issued	**85,000,000**	**85,000,000**
Ordinary shares (shares)	*85,000,000*	*85,000,000*
Par value (VND)	10,000	10,000
Number of outstanding shares in circulation	**85,000,000**	**85,000,000**
Ordinary shares (shares)	*85,000,000*	*85,000,000*

21. REVENUE FROM GOODS SOLD AND SERVICES RENDERED

	The Third quarter of 2026 VND	The Third quarter of 2025 VND
Construction contract revenue	2,820,833,249,253	1,247,927,575,257
Real estate sales revenue	12,495,151,123	-
Other revenue	23,610,856,447	9,304,787,697
	2,856,939,256,823	**1,257,232,362,954**
In which:		
Revenue from related parties (Details stated in Note 29)	**1,023,181,010,621**	**355,530,893,710**

22. COST OF SALES

	The Third quarter of 2026 VND	The Third quarter of 2025 VND
Cost of construction contract	2,426,555,882,465	1,152,622,674,104
Cost of real estate sales	14,577,777,127	-
Other costs	23,610,856,447	9,304,787,697
	2,464,744,516,039	**1,161,927,461,801**

23. PRODUCTION COST BY NATURE

	The Third quarter of 2026 VND	The Third quarter of 2025 VND
Raw materials and consumables	218,780,200,518	142,006,419,702
Labour	63,836,493,118	57,591,739,382
Depreciation and amortisation	1,924,041,311	307,175,232
Out-sourced services	2,402,065,013,003	792,124,688,674
Other monetary expenses	13,054,338,482	29,350,149,760
	2,699,660,086,431	**1,021,380,172,750**

24. FINANCIAL INCOME

	The Third quarter of 2026 VND	The Third quarter of 2025 VND
Contract advance interest	12,451,506,849	55,137,008,219
Interest income from investments, loan interest	3,230,830,272	56,245,920,814
	15,682,337,121	**111,382,929,033**
In which		
Interest income with related parties (Details stated in Note 29)	**-**	**25,607,276,712**

25. FINANCIAL EXPENSES

	The Third quarter of 2026	The Third quarter of 2025
	VND	VND
Loan interest	116,303,882,119	62,247,240,006
Bond interest	-	32,409,084,605
Amortization of bond issue costs	-	560,791,000
Amortization of bond issuance costs	-	198,205,628
Commitment fee	6,460,000,002	-
MB settlement fee	4,759,600,362	-
LC issuance fee	62,232,808	-
	127,585,715,291	**95,415,321,239**
In which		
Interest expenses with related parties (Details stated in Note 29)	-	**14,926,361,920**

26. SELLING EXPENSES

	The Third quarter of 2026	The Third quarter of 2025
	VND	VND
Out-sourced services	2,339,233,188	-
Other expenses	1,231,112,968	-
	3,570,346,156	**-**

27. GENERAL AND ADMINISTRATION EXPENSES

	The Third quarter of 2026	The Third quarter of 2025
	VND	VND
Labour	14,023,197,159	12,004,435,271
Cost of tools, equipment and allocations	722,148,449	680,922,079
Depreciation and amortisation	185,167,643	128,088,188
Out-sourced services	2,516,749,066	4,276,916,954
Other expenses	1,000,509,804	519,732,464
	18,447,772,121	**17,610,094,956**

28. CURRENT CORPORATE INCOME TAX EXPENSE

	The Third quarter of 2026	The Third quarter of 2025
	VND	VND
Current corporate income tax expense		
Corporate income tax expense based on taxable profit in the current period	50,505,926,204	19,236,536,181
Total current corporate income tax expense	**50,505,926,204**	**19,236,536,181**

29. RELATED PARTY TRANSACTIONS AND BALANCES

List of related parties with significant transactions and balances for the period:

No.	Related parties	Relationship
1	S - Decoro Joint Stock Company	Subsidiaries
2	Saigon Sunshine Group Joint Stock Company	Same major shareholders/key management members
3	Sunshine Homes Development Joint Stock Company	Same major shareholders/key management members
4	Sunshine Marina Nha Trang Joint Stock Company	Same major shareholders/key management members
5	Sunshine Mart Trading and Service Company Limited	Same major shareholders/key management members
6	S-Homes Real Estate Business Investment Joint Stock Company	Same major shareholders/key management members
7	Marina 3 Joint Stock Company	Same major shareholders/key management members
8	S.Manpower Human Resource Company Limited (i)	Same key management members
9	Sunshine E&C Construction Joint Stock Company	Same key management members
10	Unicloud Technology Group Joint Stock Company	Same key management members
11	Unicloud Technology Investment Joint Stock Company	Same key management members
12	New Diamond Consultancy, Investment and Trading Joint Stock Company	Same key management members
13	Nanochip Technology Joint Stock Company	Same key management members
14	KS Group Joint Stock Company	Same key management members
15	SmartMind Securities Joint Stock Company	Same key management members
16	Kinh Bac Real Estate Trading Joint Stock Company	Same key management members
17	Smart Development Investment Joint Stock Company (ii)	Same key management members
18	Dynamic Innovation Company Limited	Same key management members
19	S-Service Management and Operation Joint Stock Company	Same key management members
20	DIA Investment Joint Stock Company	Same key management members
21	Hemera Development Investment Company Limited (v)	Related to key management members
22	Empire MP Investment Joint Stock Company	Related to key management members
23	S-Service Sai Gon Joint Stock Company	Related to key management members
24	Xuan La Construction Investment Joint Stock Company	Same major shareholders/key management members

25	Bach Giang - DCI Investment Development and Construction Joint Stock Company	Same key management members
26	Nhat An International Trading Company Limited (iii)	Same key management members
27	ODE Media and Entertainment Group Joint Stock Company (iv)	Same key management members
28	Anh Duong Star Joint Stock Company	Same key management members
29	Members of the Board of Directors	Key management members

(i) This company ceased to be a related party from 08 January 2026
(ii) This company is an affiliated party of the Company as of August 11, 2026.
(iii) This company is an affiliated party of the Company as of May 25, 2026.
(iv) This company is an affiliated party of the Company as of April 24, 2026.
(v) This company ceased to be a related party from 06 July 2026

During the period, the Company entered into the following significant transactions with its related parties:

	The Third quarter of 2026	The Third quarter of 2025
	VND	VND
Sales		
Saigon Sunshine Group Joint Stock Company	655,854,898,426	104,968,023,965
Hemera Development Investment Company Limited	No longer a related party	208,735,118,508
Sunshine E&C Construction Joint Stock Company	-	10,999,609,991
Marina 3 Joint Stock Company	49,361,857,415	17,274,669,905
Smart Development Investment Joint Stock Company	35,913,064,324	13,553,471,341
Empire MP Investment Joint Stock Company	106,561,844,881	-
Bach Giang - DCI Investment Development and Construction Joint Stock Company	54,806,043,611	-
Nhat An International Trading Company Limited	120,683,301,964	-
	1,023,181,010,621	**355,530,893,710**

	The Third quarter of 2026	The Third quarter of 2025
	VND	VND
Purchasing goods and services		
DIA Investment Joint Stock Company	45,000,000	45,000,000
Kinh Bac Real Estate Trading Joint Stock Company	199,448,151,442	198,263,730,120
S.Manpower Human Resource Company Limited	No longer a related party	-
S - Decoro Joint Stock Company	-	2,925,093,538
Sunshine Mart Trading and Service Company Limited	-	463,629,425
S-Service Management and Operation Joint Stock Company	805,314,786	432,137,854
Nanochip Technology Joint Stock Company	-	370,920,000
Unicloud Technology Group Joint Stock Company	1,113,142,000	-
S-Service Sai Gon Joint Stock Company	16,272,726	8,740,740
Anh Duong Star Joint Stock Company	12,500,000	-
	201,440,380,954	**202,509,251,677**
Financial income		
Contract advance interest		
Sunshine Marina Nha Trang Joint Stock Company	No longer a related party	25,607,276,712
	-	**25,607,276,712**
Financial expense		
Bond interest expense	**-**	**14,365,570,920**
KS Group Joint Stock Company	-	14,365,570,920
Collateral management and custody fees	**-**	**560,791,000**
SmartMind Securities Joint Stock Company	-	560,791,000
	-	**14,926,361,920**

Significant related party balances as at the reporting date were as follows:

	As at 30 September 2026	As at 01 January 2026
	VND	VND
Short-term trade receivables		
Saigon Sunshine Group Joint Stock Company	396,510,552,934	438,352,184,289
Hemera Development Investment Company Limited	No longer a related party	394,783,092,518
Sunshine E&C Construction Joint Stock Company	46,912,383,285	84,178,178,852
Smart Development Investment Joint Stock Company	39,028,021,973	45,914,253,325
Empire MP Investment Joint Stock Company	161,840,411,120	27,404,564,970
Sunshine Homes Development Joint Stock Company	25,955,759	5,445,955,759
DIA Investment Joint Stock Company	1,123,169,878	4,063,297,093
Unicloud Technology Group Joint Stock Company	-	2,301,654,698
Bach Giang - DCI Investment Development and Construction Joint Stock Company	79,482,332,209	-
Nhat An International Trading Company Limited	380,585,016,541	-
Marina 3 Joint Stock Company	54,308,739,216	-
	1,159,816,582,915	**1,002,443,181,504**
Short-term advances to suppliers		
DIA Investment Joint Stock Company	418,629,429,599	119,808,024,864
Kinh Bac Real Estate Trading Joint Stock Company	-	76,902,901,496
S.Manpower Human Resource Company Limited	No longer a related party	23,833,408,481
Unicloud Technology Group Joint Stock Company	4,635,928,970	2,429,504,019
Nanochip Technology Joint Stock Company	317,863,247	317,863,247
	423,583,221,816	**223,291,702,107**
Other short-term receivables		
Contract advance interest	-	**40,945,478,537**
Sunshine Marina Nha Trang Joint Stock Company	No longer a related party	40,945,478,537
	-	**40,945,478,537**

	As at 30 September 2026 VND	As at 01 January 2026 VND
Short-term trade payables		
DIA Investment Joint Stock Company	29,300,050,020	35,882,161,608
Nanochip Technology Joint Stock Company	4,327,439,983	4,327,439,983
Unicloud Technology Group Joint Stock Company	1,570,601,361	3,894,152,565
Sunshine Mart Trading and Service Company Limited	-	1,935,903,281
Saigon Sunshine Group Joint Stock Company	-	764,500,000
S-Service Management and Operation Joint Stock Company	2,341,078,136	427,787,407
S-Service Sai Gon Joint Stock Company	208,234,897	226,450,372
Unicloud Technology Investment Joint Stock Company	-	219,000,000
S - Decoro Joint Stock Company	306,944,586	-
Kinh Bac Real Estate Trading Joint Stock Company	255,723,923,841	-
ODE Media and Entertainment Group Joint Stock Company	325,567,026	-
Anh Duong Star Joint Stock Company	13,500,000	-
	294,117,339,850	**47,677,395,216**
Short-term advances from customers		
Sunshine Marina Nha Trang Joint Stock Company	No longer a related party	438,670,000,000
Marina 3 Joint Stock Company	-	4,313,813,302
Sunshine E&C Construction Joint Stock Company	4,260,869,787	4,260,869,787
	4,260,869,787	**447,244,683,089**

During the period, the Company has paid remuneration to the members of the Board of Directors. Details are as follows:

		The Third quarter of 2026 VND	The Third quarter of 2025 VND
Board of Directors	**Position**	**180,000,000**	**180,000,000**
Mr. Do Van Truong	Chairman	60,000,000	60,000,000
Mr. Do Anh Tuan	Vice chairman (appointed on April 13, 2025)	30,000,000	30,000,000
Mrs. Hoang Thi My Binh	Independent member (appointed on April 25, 2026)	30,000,000	-
Mr. Nguyen Ngoc Son	Independent member (resigned on April 25, 2026)	-	30,000,000
Mr. Bui Van Tu	Member	30,000,000	30,000,000
Mr. Ho Duc Viet	Member	30,000,000	30,000,000

During the period, the Company has paid remuneration to the members of the Board of Supervisors. Details are as follows:

		The Third quarter of 2026	The Third quarter of 2025
		VND	VND
Board of supervisors	**Position**	**60,000,000**	**60,000,000**
Mr. Nguyen Van Khoi	Head of the board of supervisors (appointed on April 13, 2025)	30,000,000	30,000,000
Mrs. Nguyen Thi Thanh Huyen	Member (appointed on April 13, 2025)	15,000,000	15,000,000
	Head of the board of supervisors (resigned on April 13, 2025)		
Mrs. Tran Thi Hang	Member	15,000,000	15,000,000

The salary of the Board of Management and other key management during the period is as follows:

		The Third quarter of 2026	The Third quarter of 2025
		VND	VND
Board of Management	**Position**	**1,416,568,235**	**1,778,001,438**
Mr. Do Van Khai	Chief Executive Officer (appointed on 11 August 2026)	247,719,446	-
Mr. Nguyen Xuan Anh	Chief Executive Officer (appointed on 15 January 2026, resigned on 11 August 2026)	177,960,000	-
Mr. Bui Van Tu	Chief Executive Officer (resigned on 15 January 2026)	-	1,181,369,230
Mr. Phan Thanh Ha	Executive Officer (appointed on 24 July 2026)	339,588,789	-
Mr. Phan Ich Long	Executive Officer (appointed on 21 April 2025, resigned on 25 September 2026)	450,500,000	176,740,000
Mrs. Nguyen Thi Thu Huyen	Executive Officer (appointed on 21 April 2026, resigned on 07/9/2026)	200,800,000	-
Mr. Nguyen Thanh Chung	Executive Officer (appointed on 21 April 2025; resigned on 08 January 2026)	-	282,169,900
Mr. Nguyen Van Ty	Executive Officer (appointed on 23 August 2025; resigned on 17 Jan 2026)	-	137,722,308

		The Third quarter of 2026	The Third quarter of 2025
		VND	VND
Other key management	**Position**	**361,430,062**	**403,319,149**
Mr. Ngo Minh Doan	Chief Accountant (appointed on 11 August 2026)	132,765,957	-
Mr. Do Van Khai	Chief Accountant (appointed on 17 September 2025, resigned on 11 August 2026)	228,664,105	13,000,000
Mr. Nguyen Viet Nham	Chief Accountant (appointed on 06 August 2025, resigned on 17 September 2025)	-	122,872,340
Mr. Nguyen Dinh Duc	Chief Accountant (resigned on 06 August 2025)	-	267,446,809

30. COMPARATIVE FIGURES

As disclosed in Note 2, effective from 01 January 2026, the Company has adopted Circular No. 99/2025/TT-BTC issued by the Minister of Finance on 27 October 2025 ("Circular 99"), which provides guidance on the accounting regime for enterprises. Accordingly, certain figures in the financial statements as at 31 December 2025 have been reclassified to conform with the presentation of the current reporting period due to the adoption of Circular 99, as detailed below:

Items	31/12/2025		
	Previously reported	Reclassify	After reclassification
	VND	VND	VND
Short-term held-to-maturity investments	-	1,518,446,201,024	1,518,446,201,024
Short-term loan receivables	1,449,925,000,000	(1,449,925,000,000)	-
Other short-term receivables	145,803,157,469	(68,521,201,024)	77,281,956,445
Long-term deferred expenses	12,661,454,790	(8,600,000,000)	4,061,454,790
Long-term loans and obligations under finance leases	183,867,766,652	(8,600,000,000)	175,267,766,652

Le Hai Hoang	**Ngo Minh Doan**	**Do Van Khai**
Preparer	**Chief Accountant**	**Chief Executive Officer**
		30 October 2026