SUNSHINE GROUP JOINT STOCK COMPANY

(Incorporated in the Socialist Republic of Vietnam)

SEPARATE FINANCIAL STATEMENTS

For the 3rd Quarter 2026

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SUNSHINE GROUP JOINT STOCK COMPANY
12th Floor, Sunshine Center Building, 16 Pham Hung, Tu Liem Ward, Hanoi, Vietnam

STATEMENT OF THE BOARD OF EXECUTIVE OFFICERS

The Board of Executive Officers of Sunshine Group Joint Stock Company (the "Company") presents this report together with the Company's separate financial statements for the for Q3/2026.

THE BOARDS OF DIRECTORS AND EXECUTIVE OFFICERS

The Boards of Directors and Executive Officers of the Company during the year and to the date of this report are as follows:

Board of Directors:

Mr. Do Anh Tuan	Chairman
Mr. Jun Sungbae	Board Member
Mrs. Nguyen Thi Phuong Loan	Board Member
Mr. Do Van Truong	Board Member
Mr. Vu Le Hieu	Independent Board Member (resigned on 30 May 2026)
Mr Pham Duc Hoat	Independent Board Member (appointed on 30 May 2026)

Board of Executive Officers:

Mrs. Nguyen Thi Phuong Loan	Chief Executive Officer
Mr. Le Van Nho	Executive Officer
Mr. Nguyen Thanh Hung	Executive Officer
Mr. Dinh Chi Hieu	Executive Officer
Mrs. Nguyen Thi Thanh Ngoc	Executive Officer
Mrs. Duong Thi Thu Hien	Executive Officer (appointed on 14 May 2026)
Mr. Cao Phi Hung	Executive Officer (resigned on 08 August 2026
Mr. Nguyen Xuan Anh	Executive Officer (resigned on 28 August 2026)
Mr. Nguyen Khac Trung	Executive Officer (resigned on 28 August 2026)

THE BOARD OF EXECUTIVE OFFICERS' STATEMENT OF RESPONSIBILITY

The Board of Executive Officers of the Company is responsible for preparing the separate financial statements Q3/2026, which give a true and fair view of the financial position of the Company as at 30 September 2026, and its financial performance and cash flows for the year then ended in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting. In preparing these separate financial statements, the Board of Executive Officers is required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent;
- state whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the separate financial statements;
- prepare the separate financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business; and
- design and implement an effective internal control system for the purpose of properly preparing and presenting the separate financial statements so as to minimize errors and frauds.

SUNSHINE GROUP JOINT STOCK COMPANY
12th Floor, Sunshine Center Building, 16 Pham Hung, Tu Liem Ward, Hanoi, Vietnam

STATEMENT OF THE BOARD OF EXCUTIVE OFFICERS (Continued)

The Board of Executive Officers is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Company and that the financial statements comply with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting. The Board of Executive Officers is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of frauds and other irregularities.

The Board of Executive Officers confirms that the Company has complied with the above requirements in preparing these separate financial statements Q3/2026.

For and on behalf of the Board of Executive Officers,

M.S.D.N:0106771556-C.T.C.P
CÔNG TY CỔ PHẦN TẬP ĐOÀN SUNSHINE
THÀNH PHỐ HÀ NỘI

Nguyen Thi Phuong Loan
Chief Executive Officer

HaNoi, 30. October 2026

CÔNG TY CỔ PHẦN TẬP ĐOÀN SUNSHINE

Digitally signed by CÔNG TY CỔ PHẦN TẬP ĐOÀN SUNSHINE
DN: C=VN, S=Thành phố Hà Nội, CN=CÔNG TY CỔ PHẦN TẬP ĐOÀN SUNSHINE, OID.0.9.2342.19200300.100.1.1=MST:0106771556
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STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

Unit: VND

	ASSETS	Codes	Notes	30/09/2026	01/01/2026
A.	**CURRENT ASSETS**	**100**		**7,770,383,652,546**	**976,321,380,767**
I.	**Cash and cash equivalents**	**110**	**4**	**119,446,707,701**	**122,192,879,667**
1.	Cash	111		119,446,707,701	122,192,879,667
II.	**Short-term receivables**	**130**		**7,650,567,064,077**	**853,673,832,984**
1.	Short-term trade receivables	131	5	134,476,225,260	319,224,071,559
2.	Short-term advances to suppliers	132	6	23,750,351,730	36,221,913,050
3.	Other short-term receivables	135	7	7,496,405,601,598	502,292,962,886
4.	Provision for short-term doubtful debts	136	19	(4,065,114,511)	(4,065,114,511)
III.	**Inventories**	**140**	**8**	**369,880,768**	**369,880,768**
1.	Inventories	141		369,880,768	369,880,768
IV.	**Other short-term assets**	**160**		**-**	**84,787,348**
1.	Short-term deferred expenses	161	9	-	84,787,348
B.	**NON-CURRENT ASSETS**	**200**		**13,601,752,545,277**	**14,176,871,055,153**
I.	**Fixed assets**	**220**		**48,592,338,395**	**37,178,275,018**
1.	Tangible fixed assets	221	10	48,208,838,955	37,091,206,526
	- Cost	*222*		*66,627,320,366*	*51,193,564,367*
	- Accumulated depreciation	*223*		*(18,418,481,411)*	*(14,102,357,841)*
2.	Intangible assets	227	12	383,499,440	87,068,492
	- Cost	*228*		*2,018,774,000*	*1,600,000,000*
	- Accumulated amortisation	*229*		*(1,635,274,560)*	*(1,512,931,508)*
II.	**Investment property**	**240**	**11**	**1,478,081,229**	**1,554,361,116**
	- Cost	*241*		*2,190,026,842*	*2,190,026,842*
	- Accumulated depreciation	*242*		*(711,945,613)*	*(635,665,726)*
III.	**Long-term financial investments**	**260**	**12**	**13,551,682,125,653**	**14,138,138,419,019**
1.	Investments in subsidiaries	261		13,358,360,577,129	13,964,065,530,000
2.	Equity investments in other entities	263		202,307,375,000	177,807,375,000
3.	Provision for impairment of long-term financial investments	264		(8,985,826,476)	(3,734,485,981)
	TOTAL ASSETS (280=100+200)	**280**		**21,372,136,197,823**	**15,153,192,435,920**

The accompanying notes are an integral part of these separate financial statements

STATEMENT OF FINALCIAL POSITION (Continued)

As at 30 September 2026

Unit: VND

	RESOURCES	Codes	Notes	30/09/2026	01/01/2026
C.	**LIABILITIES**	**300**		**2,148,886,334,511**	**4,507,818,837,243**
I.	**Current liabilities**	**310**		**1,381,025,445,995**	**2,839,376,521,449**
1.	Short-term trade payables	311	13	55,613,834,081	64,773,468,366
2.	Short-term advances from customers	312	14	45,633,020,947	45,633,020,947
3.	Short-term taxes and amounts payable to the State budget	314	15	122,979,414,656	293,518,360,232
4.	Payables to employees	315		19,561,593,129	14,635,780,266
5.	Short-term accrued expenses	316	16	125,376,898,178	95,483,022,649
6.	Other current payables	320	17	18,980,685,004	1,726,432,868,989
7.	Short-term loans and obligations	321	20	992,880,000,000	598,900,000,000
II.	**Long-term liabilities**	**330**		**767,860,888,516**	**1,668,442,315,794**
1.	Long-term accrued expenses	334	16	125,666,933,261	13,430,630,136
2.	Long-term loans and obligations	339	20	642,147,000,000	1,654,800,000,000
3.	Long-term provisions	343	18	46,955,255	211,685,658
D.	**EQUITY**	**400**	**21**	**19,223,249,863,312**	**10,645,373,598,677**
1.	Owner's contributed capital	411		8,997,873,080,000	8,997,873,080,000
	- Ordinary shares carrying voting rights	*411a*		*8,997,873,080,000*	*8,997,873,080,000*
	- Preference shares	*411b*		-	-
2.	Share premium	412		(3,505,185,185)	(3,505,185,185)
3.	Retained earnings	420		10,228,881,968,497	1,651,005,703,862
	- Retained earnings accumulated to the prior year end	*420a*		*1,651,005,703,862*	*875,897,730,750*
	- Retained earnings of the current year	*420b*		8,577,876,264,635	*775,107,973,112*
	TOTAL RESOURCES (440=300+400)	**440**		**21,372,136,197,823**	**15,153,192,435,920**

Approved, 30 October 2026

Preparer	Chief Accountant	Legal Representative
Nguyen Huu Khanh	Ho Duc Viet	Nguyen Thi Phuong Loan

M.S.D.N: 0106771556 - C.T.C.P. CÔNG TY CỔ PHẦN TẬP ĐOÀN SUNSHINE THÀNH PHỐ HÀ NỘI

The accompanying notes are an integral part of these separate financial statements

INCOME STATEMENT

For the period from 01 July to 30 September 2026

Unit: VND

	ITEMS	Codes	Notes	The Third Quarter		Accumulated from the beginning of the year to the end of this quarter	
				Current Year	Prior Year	Current Year	Prior Year
1.	**Gross revenue from goods sold and services rendered**	**01**	**23**	**22,393,006,410**	**323,423,426,576**	**594,051,760,242**	**497,908,533,429**
2.	Deductions	02	42	-	-	-	-
3.	**Net revenue from goods sold and services rendered (10=01-02)**	**10**		**22,393,006,410**	**323,423,426,576**	**594,051,760,242**	**497,908,533,429**
4.	Cost of sales	11	24	38,613,994,807	64,753,007,743	104,620,295,676	113,631,227,162
5.	**Gross (loss)/profit from goods sold and services rendered (20=10-11)**	**20**		**(16,220,988,397)**	**258,670,418,833**	**489,431,464,566**	**384,277,306,267**
6.	Profit/(Loss) from the disposal of investment property	21		-	-	-	-
7.	Financial income	22	25	770,601,676,493	21,043,532	8,346,878,892,087	50,389,106
8.	Financial expenses	23	26	49,988,952,987	19,019,534,247	152,193,105,765	22,238,855,126
	- In which: Interest expense	*24*		*49,988,952,987*	*19,019,534,247*	*146,940,734,631*	*19,019,534,247*
9.	Selling expenses	25	27	4,611,819	62,536,591	(108,078,670)	148,755,148
10.	General and administration expenses	26	27	9,646,567,668	14,931,747,823	31,668,165,777	47,579,877,762
11.	**Operating (loss)/profit {30=20+21+22-(23+25+26)}**	**30**		**694,740,555,622**	**224,677,643,704**	**8,652,557,163,781**	**314,360,207,337**
12.	Other income	31	28	213,800,987	54,170,246	332,352,036	222,194,562
13.	Other expenses	32	28	2,584,593,582	10,020,000,000	13,317,896,191	10,586,314,817
14.	**Losses from other activities**	**40**		**(2,370,792,595)**	**(9,965,829,754)**	**(12,985,544,155)**	**(10,364,120,255)**
15.	**Accounting profit before tax (50=30+40)**	**50**		**692,369,763,027**	**214,711,813,950**	**8,639,571,619,626**	**303,996,087,082**
16.	Current corporate income tax expense	51	30	(14,959,602,989)	45,021,800,925	61,695,354,991	63,140,334,845
17.	**Net profit after corporate income tax (60=50-51-52)**	**60**		**707,329,366,016**	**169,690,013,025**	**8,577,876,264,635**	**240,855,752,237**

Approved, 30. October 2026

Preparer	Chief Accountant	Legal Representative
Nguyen Huu Khanh	Ho Duc Viet	Nguyen Thi Phuong Loan

M.S.D.N: 0106771556 - C.T.C.P - CÔNG TY CỔ PHẦN TẬP ĐOÀN SUNSHINE - THÀNH PHỐ HÀ NỘI

The accompanying notes are an integral part of these separate financial statements

CASH FLOW STATEMENT

For the period from 01 January to 30 September 2026

Unit: VND

	ITEMS	Codes	Accumulated from the beginning of the year to the end of this quarter	
			Current Year	Prior Year
I.	**CASH FLOWS FROM OPERATING ACTIVITIES**			
1.	***Profit before tax***	***01***	***8,639,571,619,626***	***303,996,087,082***
2.	***Adjustments for:***			
	Depreciation and amortisation of fixed assets and investment properties	02	4,514,746,509	2,719,767,980
	Provisions	03	5,086,610,092	3,219,320,879
	Gain from investing activities	05	(8,346,878,892,087)	(50,389,106)
	Interest expense	06	146,940,734,631	19,019,534,247
3.	***Operating profit before movements in working capital***	***08***	***449,234,818,771***	***328,904,321,082***
	Changes in receivables	09	164,506,060,492	(171,894,949,036)
	Changes in inventories	10	-	19,628,898,720
	Changes in payables (excluding accrued loan interest and corporate income tax payable)	11	(54,472,274,472)	13,746,139,542
	Changes in deferred expenses	12	84,787,348	782,451,314
	Interest paid	14	(32,806,301,370)	(72,235,761,643)
	Corporate income tax paid	15	(196,447,885,739)	(15,909,891,082)
	Other cash inflows	16	500,000,000,000	10,100,000,000
	Other cash outflows	17	(225,000,000,000)	-
	Net cash generated by /(used in) operating activities	***20***	***605,099,205,030***	***113,121,208,897***
II.	**CASH FLOWS FROM INVESTING ACTIVITIES**			
1.	Acquisition and construction of fixed assets and other long-term assets	21	(5,856,930,369)	(44,129,629)
2.	Equity investments in other entities	25	(1,592,748,426,140)	(7,834,680,455,000)
4.	Cash recovered from investments in	26	366,218,517,326	-
5.	Interest earned on lending	27	1,243,214,462,187	-
	Net cash generated by/(used in) investing activities	***30***	***10,827,623,004***	***(7,834,724,584,629)***

CASH FLOW STATEMENT (Continued)

For the period from 01 January to 30 September 2026

Unit: VND

	ITEMS	Codes	Accumulated from the beginning of the year to the end of this quarter	
			Current Year	Prior Year
III.	**CASH FLOWS FROM FINANCING ACTIVITIES**			
1.	Proceeds from share issue and owners' contributed capital	31	-	5,994,367,894,815
2.	Proceeds from borrowings	33	1,490,270,000,000	1,705,500,000,000
3.	Repayment of borrowings	34	(2,108,943,000,000)	-
	Net cash (used in)/generated by financing activities	***40***	***(618,673,000,000)***	***7,699,867,894,815***
	Net decreases in cash (50=20+30+40)	**50**	**(2,746,171,966)**	**(21,735,480,917)**
	Cash and cash equivalents at the beginning of	**60**	**122,192,879,667**	**41,470,575,728**
	Cash and cash equivalents at the end of the period (70=50+60+61)	**70**	**119,446,707,701**	**19,735,094,811**

Approved, 30 October 2026

Preparer	Chief Accountant	Legal Representative
Nguyen Huu Khanh	Ho Duc Viet	Nguyen Thi Phuong Loan

1. GENERAL INFORMATION

Structure of ownership

Sunshine Group Joint Stock Company was established in Vietnam under the Enterprise Registration Certificate No. 0106771556 issued by Hanoi Authority for Planning and Investment on 09 February 2015 and as amended, and the latest (the 14th) amended by the Ha Noi Department of Finance dated 01 October 2025. The Company has been approved by and listed on Hanoi Stock Exchange in accordance with Decision No. 499/QD-SGDHN dated 24 September 2021.

The Company is headquartered at 12th Floor, Sunshine Center Building, No.16 Pham Hung, Tu Liem Ward, Hanoi, Vietnam.

Business sectors

The Company's core business sectors include real estate, technology, construction, education, and commercial and service activities

Operating industry and principal activities

The business activities of the Company are construction activities, real estate business, subcontracting and other services.

The principal activities of the Company are to invest and build apartments for sale, real estate business, build houses of all kinds, build civil engineering works, manage and exploit post-investment assets subcontract, consult and other activities.

Normal production and business cycle

For the real estate investment and trading, 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 year not exceeding 12 months.

Characteristics of the business activities in the fiscal year which have impact on the financial statement

During the reporting period, the Company received and became entitled to dividends and profit distributions from its subsidiaries, as follows:

Subsidiary	Ownership interest	Payment of dividends and profit distribution
Dynamic Innovation Company Limited	100.00%	Profit distribution for the year 2025 amounted to VND 1,380,000,000,000.
Dynamic Innovation Company Limited	100.00%	Advance profit distribution for the five months of 2026 amounted to VND 2,500,326,666,667.
SmartMind Securities Joint Stock Company	50.99%	Profit distribution for the year 2025 amounted to VND 396,653,384,013.
SmartMind Securities Joint Stock Company	50.99%	Advance profit distribution for the five months of 2026 amounted to VND 415.060.424.311.
Sunshine Sky Villa Joint Stock Company	92.00%	Dividend distribution for the year 2025 at a dividend payout ratio of 32.065% of the par value per share.
Sunshine Homes Development., Jsc	99.96%	Dividend distribution for the year 2025 at a dividend payout ratio of 6.5% of the par value per share.
DIA Investment., Jsc	51.11%	Dividend distribution for the year 2025 at a dividend payout ratio of 303.47% of the par value per share.

The Company's structure

Details of the Company's subsidiaries as at the reporting date is as follows:

No.	Name of company	Place	Proportion of ownership interest	Proportion of voting power held	Main business
A	**Direct subsidiaries**				
1	Dynamic Innovation Company Limited (i)	HCM City	98.36%	100.00%	Real estate business
2	SmartMind Securities Joint Stock Company	Hanoi	93.79%	94.50%	Securities brokerage, trade, consulting, underwriting
3	Sunshine Sky Villa Joint Stock Company (iv)	Hanoi	95.90%	95.90%	Real estate business
4	Sunshine Mart Trading and Services Company Limited	Hanoi	51.00%	51.00%	Retail in supermarkets; Retail in convenience stores
5	S-Service Management & Operation Joint Stock Company	Hanoi	55.00%	55.00%	Building operation services, Landscaping maintenance
6	Sunshine Homes Development., Jsc	Hanoi	99.96%	99.96%	Real estate business
7	Sunshine Tay Ho Joint Stock Company	Hanoi	99.48%	99.50%	Real estate business
8	DIA investment Joint Stock Company (ii)	Hanoi	99.49%	99.50%	Real estate business
B	**Indirect subsidiary**				
1	Unicloud Technology Group Joint Stock (through Sunshine Sky Villa., JSc)	Hanoi	81.39%	84.44%	Information Technology and Other Services
2	Wonderland Real Estate., Jsc (through Sunshine Sky Villa., JSc) (iii)	Hanoi	94.94%	99.00%	Real estate contruction, investment and trading
3	Nanochip Technology Joint Stock Company (through Unicloud Technology Group JSc)	HCM City	81.37%	99.98%	Software production
4	Unicloud Technology Investment JSc (through Unicloud Technology Group JSc)	Hanoi	80.57%	99.00%	E-commerce services
5	Sunshine Maple Bear Education Ltd.(through S-Service Management & Operation JSc)	Hanoi	52.91%	98.18%	Educational activities
6	Phu Thuong Education Investment Ltd. (through Dynamic Innovation Ltd)	Hanoi	51.15%	52.00%	Educational activities
7	Sai Gon S-Service JSc (through S-Service Management & Operation JSc)	HCM City	38.50%	70.00%	Building operation services, Landscaping maintenance
8	Hung Thinh Phat Housing Investment Ltd (through Sunshine Homes Development JSC)	Hanoi	99.96%	100.00%	Real estate contruction, investment and trading
9	Xuan La Construction Investment JSC (through Sunshine Homes Development JSC)	Hanoi	96.97%	97.00%	Real estate contruction, investment and trading
10	Anh Duong Star Joint Stock Company (through Sunshine Homes Development JSC)	Hanoi	51.28%	51.30%	Real estate contruction, investment and trading
11	Long Bien Construction Investment JSC (through Sunshine Homes Development JSC)	Hanoi	99.08%	99.12%	Real estate contruction, investment and trading
12	Xuan Dinh Construction Investment JSC (through Hung Thinh Phat Housing Investment Ltd)	Hanoi	93.97%	94.00%	Real estate contruction, investment and trading
13	Thai Minh Land Investment., Jsc (through DIA investment., Jsc)	Hanoi	99.29%	99.80%	Real estate contruction, investment and trading
14	HyperScale Company Limited (through DIA investment., Jsc) (v)	Dong Nai	77.21%	77.61%	Real estate contruction, investment and trading
C	**Indirect associate**				
1	Phu Thinh Land Company Limited (through Dynamic Innovation Ltd)	HCM City	43.08%	43.80%	Real estate contruction, investment and trading
2	Cam Dinh Ecological Investment Ltd (through Sunshine Homes Development JSC)	Hanoi	20.10%	21.39%	Real estate contruction, investment and trading

(i) On 23 June 2026, the Company completed the transfer of a 40% equity interest in Dynamic Innovation Co., Ltd. to Sunshine Sky Villa Joint Stock Company. Accordingly, from that date, the Company's ownership interest and voting rights in Dynamic Innovation Co., Ltd. were 96.80% and 100%, respectively.

On 28 August 2026, the Company increased its ownership interest and voting rights in Sky Villa to 95.90%, thereby increasing its ownership interest and voting rights in Dynamic to 98.36% and 100%.

(ii) On 19 June 2026, the Company completed the acquisition of an additional 47.89% equity interest in DIA., Jsc ("DIA") through the following transactions: (1) SmartMind Securities Joint Stock Company transferred 25,000,000 DIA shares, with an aggregate par value of VND 250,000,000,000, representing 11.11% of DIA's charter capital, for a transfer consideration of VND 262,500,000,000; (2) Dynamic Innovation Co., Ltd. transferred 82,750,000 DIA shares, with an aggregate par value of VND 827,500,000,000, representing 36.78% of DIA's charter capital, for a transfer consideration of VND 1,227,748,426,140. Accordingly, effective from 19 June 2026, the Company's ownership interest and voting rights in DIA increased from 99.48% and 99.50%, respectively.

On 28 August 2026, the Company increased its ownership interest and voting rights in Sky Villa to 95.90%, thereby increasing its ownership interest and voting rights in DIA to 99.49% and 99,50%.

(iii) On 12 June 2026, Sunshine Sky Villa., Jsc completed the acquisition of additional shares in Wonderland Real Estate., Jsc ("Wonderland") through the following transactions: (1) Kinh Bac Real Estate Business., Jsc transferred 9,210,526 shares, representing 36.84% of Wonderland's charter capital, for a transfer consideration of VND 921,052,600,000; (2) Mr. Nguyen Xuan Luong transferred 1,125,000 shares, representing 4.50% of Wonderland's charter capital, for a transfer consideration of VND 112,500,000,000; (3) Mr. Do Van Trung transferred 1,664,474 shares, representing 6.66% of Wonderland's charter capital, for a transfer consideration of VND 166,447,400,000. Accordingly, effective from 12 June 2026, the Company's ownership interest and voting rights in Wonderland increased to 91.08% and 99.00%, respectively.

On 28 August 2026, the Company increased its ownership interest and voting rights in Sky Villa to 95.90%, thereby increasing its ownership interest, voting rights in Wonderland to 94.94% and 99,00%.

(iv) On 28 August 2026, the Company completed the acquisition of 780,000 shares, representing 3.90% of the charter capital of Sunshine Sky Villa Joint Stock Company, from Ms. Nguyen Thi Phuong Loan for a consideration of VND 78,000,000,000. Following the completion of this transaction, the Company's ownership interest and voting rights in Sunshine Sky Villa Joint Stock Company increased to 95.90% with effect from 28 August 2026.

(v) On 5 October 2026, HyperScale Company Limited agreed to reduce its charter capital to reflect the actual capital contributions made by its members upon expiry of the statutory capital contribution period, pursuant to a Resolution of the Members' Council. Accordingly, the Company's ownership interest and voting rights in HyperScale Company Limited were 77.214% and 77.608%, respectively, with effect from 5 October 2026.

Proportion of ownership interest and proportion of voting power held

The Company's proportions of ownership interest and voting rights in these investees differ due to direct and indirect investments via the Company's subsidiaries.

The number of employees at the end of the financial period

The number of employees of the Company as at 30 June 2026 was 201 (31 December 2025: 157).

Disclosure of information comparability in the separate financial statements

The comparative figures are the figures of the Company's audited separate financial statements for the year ended 31 December 2025.

2. FINANCIAL YEAR, CURRENCY USED IN ACCOUNTING AND ACCOUNTING CONVENTION

Financial year

The Company's financial year begins on 01 January and ends on 31 December. The accompanying separate financial statements are prepared for Q3/2026 from 01 July to 30 September.

Currency used in accounting

The accompanying interim financial statements are presented in Vietnam Dong (VND)

Accounting convention

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC ("Circular 99") guiding the application of accounting regime for enterprises. Circular 99 are effective from 1 January 2026 and apply for financial years beginning on or after 1 January 2026. This Circular will supersede the following regulations:

- Circular No. 200/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance ("Circular 200") providing guidance on the corporate accounting regime (except for contents relating to accounting guidance for the equitization of State-owned enterprises),
- Circular No. 75/2015/TT-BTC dated 18 May 2015 of the Ministry of Finance on amendments to Article 128 of Circular 200,
- Circular No. 53/2016/TT-BTC dated 21 March 2016 of the Ministry of Finance amending and adding some articles of Circular 200, and
- Circular No. 195/2012/TT-BTC dated 15 November 2012 of the Ministry of Finance providing accounting guidance for investors.

The Board of Directors is has adopted Circular 99 on the Company's financial statements for future accounting periods, beginning on or after 1 January 2026.

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

Statement of Compliance with Vietnamese Accounting Standards and the Accounting Regime

The accompanying separate financial statements prepared under the historical cost convention and in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to separate financial reporting.

3. ACCOUNTING POLICIES, ACCOUNTING ESTIMANTES AND RELEVANT LEGAL REGULATIONS APPLIED

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

Estimates

The preparation of separate financial statements in conformity with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting requires 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 separate financial statements and the reported amounts of revenues and expenses during financial year. Although these accounting estimates are based on the management's best knowledge, actual results may differ from those estimates.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, bank demand deposits and short-term, highly liquid investments (not exceeding 3 months) that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Financial investments

Loan receivables

Loan receivables are measured at cost less provision for doubtful debts. Provision for doubtful debts relating to loan receivables is made in accordance with prevailing accounting regulations.

Investments 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.

Investments in associate

An associate company which the investing company has significant influence, but it is not a subsidiary or a joint venture of the investing company. Significant influence is demonstrated by the ability to participate in making decisions about financial and operational policies of the investee, but without control or joint control over those policies.

The company records investment in associate at cost. The company recognizes in income on the Statement of Profit or Loss its share of post-investment profits of the investee. Any amounts received by the company in addition to its share of profits are considered as recoveries of the investment and are recorded as a reduction of the initial investment cost.

Investments in subsidiaries and associates are presented in the statement of financial position, are carried at cost less provision for impairment of such investments (if applicable).

Provision for impairment for investments in other entities are made when there is reliable evidence for declining in value of these investments at the statement of financial positiondate in accordance with the prevailing regulations

Equity investments in other entities

Equity investments in other entities represent the Company's investments in ordinary shares of the entities over which the Company has no control, joint control, or significant influence.

Investments in subsidiaries and equity investments in other entities are carried at cost less provision for impairment of such investments. Provisions for impairment of investments in subsidiaries and equity investments in other entities are made when there is reliable evidence for declining in value of these investments at the statement of financial position date in accordance with the prevailing regulations.

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 for six months or more, or when the debtor is in dissolution, in bankruptcy, or is experiencing similar difficulties and so may be unable to repay the debt.

Inventories

Inventory includes merchandise used for promotional purposes or gifts for customers receiving real estate transfer under the Sunshine Riverside project.

Inventories are accounted for using perpetual method and stated at the lower of cost and net realizable value. The cost of construction of Sunshine Riverside project includes land use fees, site clearance and compensation cost, construction cost, borrowing cost, other direct and overhead costs that are incurred during project construction. The cost of merchandise includes the purchase price and other costs directly related to the purchase. The cost of inventories is determined using the weighted average method. Net realisable value represents the estimated selling price less all estimated costs to completion and costs to be incurred in marketing, selling and distribution.

The evaluation of necessary provision for inventory obsolescence follows 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 statement of financial position date.

Leasing

All leases at the Company are classified as operating leases.

The Company as lessor

Rental income from operating leases is recognised on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised on a straight-line basis over the lease term.

The Company as lessee

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 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.

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	35
Machinery and equipment	10
Office equipment	03-05
Transport vehicles	06-10

Investment properties

Investment properties are composed of buildings, structures, machineries, equipment of Sunshine Riverside project held by the Company to earn rentals. Investment properties held to earn rentals are stated at cost less accumulated depreciation. The costs of self-constructed investment properties are the finally accounted construction or directly attributable costs of the properties.

Investment property held to earn rentals is depreciated using the straight-line method over its estimated useful lives as follows:

	Years
Building, structures	35
Other assets	10

Deferred expenses

Deferred expenses include actual costs incurred but related to the business operations over multiple accounting periods. Deferred expenses include marketing expenses and other related expenses.

Marketing expenses are recored and allocated when the Company's projects are eligible for sale and brand utilization.

Prepaid rental expenses represent rental payments made for multiple periods and are allocated to the income statement using the straight-line method corresponding to the prepaid period.

Tools, supplies in use, and other prepaid expenses are considered to provide future economic benefits to the Company. These costs are capitalized as prepaid expenses and allocated to the consolidated income statement using the straight-line method in accordance with current accounting regulations.

Revenue recognition

Revenue from sales of real estate

Revenue from the sale of real estate from the Sunshine Riverside Project 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 real estates;

(b) the Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the real estates 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 from services rendered

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 years, revenue is recognised in each year by reference to the percentage of completion of the transaction at the statement of financial position date of that year. 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 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.

Interest income is accrued on a time basis, by reference to the principal outstanding and at the applicable interest rate.

Borrowing costs

Borrowing costs are recognised in the income statement in the year when incurred unless they are capitalised in accordance with Vietnamese Accounting Standard No. 16 "Borrowing costs". Accordingly, borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial year of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their

intended use or sale. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the cost of those assets. For specific borrowings for the purpose of construction of fixed assets and investment properties, borrowing costs are capitalised even when the construction year is under 12 months.

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 year. Taxable profit differs from profit before tax as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other years (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 seperate 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 year 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 AND CASH EQUIVALENTS

	30/09/2026	01/01/2026
	VND	VND
Cash on hand	526,305,966	1,028,305,966
Bank demand deposits	118,920,401,735	121,164,573,701
	119,446,707,701	**122,192,879,667**

5. SHORT-TERM TRADE RECEIVABLES

	30/09/2026	01/01/2026
	VND	VND
Receivables from selling property	1,778,949,159	2,343,779,504
Receivables from consulting services	120,954,379,563	315,883,948,522
Others	11,742,896,538	996,343,533
	134,476,225,260	**319,224,071,559**
In which:		
Trade receivables from related parties (Details stated in Note 31)	130,820,212,897	316,087,281,856

6. SHORT-TERM ADVANCES TO SUPPLIERS

	30/09/2026	01/01/2026
	VND	VND
S-Vietnam Real Estate Trading JSC	1,898,921,167	1,898,921,167
Green World Construction and Commercial Corporation	8,350,953,163	-
Mr Nguyen Quang Hai	8,000,000,000	8,944,694,543
CATP HaNoi Football Company Limited	-	10,000,000,000
Others	5,500,477,400	15,378,297,340
	23,750,351,730	**36,221,913,050**
In which:		
Short-term advances to related parties (Details in Note 31)	98,000,000	-

7. OTHER SHORT-TERM RECEIVABLES

	30/09/2026	01/01/2026
	VND	VND
Dividend receivables (i)	7,461,333,757,645	-
Capital contribution and other obligations of the Company as a member of the investor consortium for the Bac Thang Long Urban City Project (ii)	24,000,000,000	-
Other receivables	2,068,020,811	1,639,531,153
Advances to employees	621,040,342	643,431,733
Deposits, mortgages, collateral	8,382,782,800	500,010,000,000
+ Marina Center Investment Company Limited (iii)	*8,372,782,800*	-
+ Other deposits, mortgages, collateral	*10,000,000*	*500,010,000,000*
	7,496,405,601,598	**502,292,962,886**
In which:		
Other short-term receivables from related parties (Details in Note 31)	7,462,441,680,132	1,107,922,487

(i) Under the Notes No.1, General information, part characteristics of the business activities in the fiscal year which have impact on the financial statement.

(ii) Reflects the capital contribution and other financial obligations that the Company is responsible for fulfilling in its capacity as one of the members of the investor consortium for the investment and construction project of Bac Thang Long Urban City, a multi-purpose urban area located in Thien Loc Commune and Phuc Thinh Commune.

(iii) Deposit under the Office Floor Lease Agreement dated 13 May 2026 with Marina Center Investment Company Limited for the lease of office floor space at Saigon Marina IFC, Ho Chi Minh City, Vietnam.

8. INVENTORIES

	30/09/2026		01/01/2026	
		VND		VND
	Cost	Provision	Cost	Provision
Finished construction	-	-	-	-
Merchandise	369,880,768	-	369,880,768	-
	369,880,768	**-**	**369,880,768**	**-**

9. SHORT-TERM DEFERRED

	30/09/2026	01/01/2026
	VND	VND
Media services and other deferred expenses	-	84,787,348
	-	**84,787,348**

10. INCREASES, DECREASES IN TANGIBLE FIXED ASSETS

	Buildings and structures	Machinery and equipment	Office equipment	Vehicles	Total
	VND	VND	VND	VND	VND
COST					
Opening balance	**16,532,455,230**	**3,675,035,459**	**1,012,090,859**	**29,973,982,819**	**51,193,564,367**
Additions	-	-	1,853,137,817	13,620,618,182	15,473,755,999
Disposals	-	-	-	(40,000,000)	(40,000,000)
Closing balance	**16,532,455,230**	**3,675,035,459**	**2,865,228,676**	**43,554,601,001**	**66,627,320,366**
ACCUMULATED DEPRECIATION					
Opening balance	2,194,502,043	1,707,372,228	716,266,307	9,484,217,263	14,102,357,841
Charge for the period	353,296,304	274,872,515	350,244,024	3,337,710,727	4,316,123,570
Closing balance	**2,547,798,347**	**1,982,244,743**	**1,066,510,331**	**12,821,927,990**	**18,418,481,411**
NET BOOK VALUE					
Opening balance	**14,337,953,187**	**1,967,663,231**	**295,824,552**	**20,489,765,556**	**37,091,206,526**
Closing balance	**13,984,656,883**	**1,692,790,716**	**1,798,718,345**	**30,732,673,011**	**48,208,838,955**

11. INCREASES, DECREASES IN INVESTMENT PROPERTY

	Buildings and Structures	Machineries and Equipment	Total
	VND	VND	VND
COST			
Opening balance	**1,642,146,352**	**547,880,490**	**2,190,026,842**
Closing balance	**1,642,146,352**	**547,880,490**	**2,190,026,842**
ACCUMULATED DEPRECIATION			
Opening balance	**293,240,421**	**342,425,305**	**635,665,726**
Charge for the period	35,188,851	41,091,036	76,279,887
Closing balance	**328,429,272**	**383,516,341**	**711,945,613**
NET BOOK VALUE			
Opening balance	**1,348,905,931**	**205,455,185**	**1,554,361,116**
Closing balance	**1,313,717,080**	**164,364,149**	**1,478,081,229**

12. LONG-TERM FINANCIAL INVESTMENTS

	30/09/2026		01/01/2026	
	VND		VND	
	Book value	Provision	Book value	Provision
Investments in subsidiary	**13,358,360,577,129**	**(8,739,248,360)**	**13,964,065,530,000**	**(3,437,407,993)**
Dynamic Innovation Company Limited (i) (*)	1,900,065,138,315	-	3,763,000,000,000	-
SmartMind Securities., Jsc (*)	468,961,453,419	-	510,092,450,000	-
Sunshine Sky Villa., JSC (ii)(*)	1,910,461,438,826	-	1,840,000,000,000	-
Unicloud Technology Investment., Jsc	90,000,000,000	-	90,000,000,000	-
Sunshine Mart Trading and Services Company Limited	20,400,000,000	(8,739,248,360)	20,400,000,000	(3,437,407,993)
S-Service Management & Operation Joint Stock Company	47,700,000,000	-	47,700,000,000	-
Sunshine Tay Ho., Jsc	545,000,000,000	-	545,000,000,000	-
DIA Investment., Jsc (iii) (*)	2,621,563,062,069	-	1,150,000,000,000	-
Sunshine Homes Development.,Jsc(*)	5,754,209,484,500	-	5,997,873,080,000	-
Other investments	**202,307,375,000**	**(246,578,116)**	**177,807,375,000**	**(297,077,988)**
SCG Construction., Jsc (iv)	114,807,375,000	-	114,807,375,000	-
S.I Development., Jsc (**)	87,500,000,000	(246,578,116)	63,000,000,000	(297,077,988)
Total	**13,560,667,952,129**	**(8,985,826,476)**	**14,141,872,905,000**	**(3,734,485,981)**

(i) (ii) và (iii) Under the Notes No.1, General information, part the Company's structure

(ii) As at the end of this period, the Company completed the acquisition of 1,912,500 shares of SCG Construction Group Joint Stock Company (stock code: SCG), equivalent to 2.25% of its charter capital.

(*) Under to the Note 1 – General information, under the section characteristics of the business activities in the fiscal year which have impact on the financial statement, the Company recognized its entitlement to dividends and profit distributions from its subsidiaries during the period. For the portion of dividends attributable to accumulated profits prior to the acquisition date (investment date), the Company accounted for such dividends as a reduction in the original cost of the investment in accordance with applicable regulations.

(**) As at the end of this period, the Company holds 5,950,000 shares in S.I Development., JSC, representing 7% of proportion of ownership interest and voting rights. The 3,500,000 shares of S.I Development., JSC are being used as collaterals for the bonds issued by Sunshine Rental., JSC.

13. SHORT-TERM TRADE PAYBABLES

	30/09/2026	
Sunshine Saigon Group Joint Stock Company	8,236,121,899	18,736,121,899
Euro Window Joint Stock Company	13,742,788,950	13,742,788,950
Thang Long Elevator Equipment Group Company Limited	9,399,280,000	9,399,280,000
B&B Investment Joint Stock Company	6,000,000,000	6,000,000,000
Others	18,235,643,232	16,895,277,517
	55,613,834,081	**64,773,468,366**
In which:		
Trade payables to related parties (Details stated in Note 31)	10,640,788,574	22,900,052,060

14. SHORT-TERM ADVANCES FROM CUSTOMERS

	30/09/2026	01/01/2026
	VND	VND
Short-term advances from customers		
Sunshine Rental., Jsc (*)	45,633,020,947	45,633,020,947
	45,633,020,947	**45,633,020,947**
In which: Short-term advances from customers to related parties (Details stated in Note 31)	45,633,020,947	45,633,020,947

(*) Represent advances from the main contractor of the Cam Dinh - Hiep Thuan Ecological Garden project under Contract No. 0510/HDTC/SSH-PT dated 05 October 2020 with Kim Thanh Trade Company Limited as the investor and the Company as a subcontractor.

15. SHORT-TERM TAXES AND AMOUNTS PAYABLE TO THE STATE BUDGET

	Opening balance	Payable during the period	Paid during the period	Closing balance
	VND	VND	VND	VND
Value added tax	94,138,750,310	57,187,002,254	96,542,958,322	54,782,794,242
Corporate income tax	195,995,916,897	61,695,354,991	196,447,885,739	61,243,386,149
Personal income tax	3,383,693,025	12,697,893,761	10,355,427,018	5,726,159,768
Property tax, land lease	-	1,894,817,058	667,742,561	1,227,074,497
Other taxes	-	12,508,701	12,508,701	-
	293,518,360,232	**133,487,576,765**	**304,026,522,341**	**122,979,414,656**

16. SHORT-TERM/LONG-TEARM ACCRUED EXPENSES

	30/09/2026	01/01/2026
	VND	VND
a. Short-term accrued expenses		
Accruals for development expense for transferred real	83,762,408,343	87,946,143,492
Accruals for loan interest expenses	40,907,215,068	6,202,783,563
Others	707,274,767	1,334,095,594
	125,376,898,178	**95,483,022,649**
b. Long-term accrued expenses		
Accruals for loan interest expenses	125,666,933,261	13,430,630,136
	125,666,933,261	**13,430,630,136**

17. OTHER CURRENT PAYABLES

	30/09/2026	01/01/2026
	VND	VND
S.I Development Joint Stock Company	-	225,000,000,000
Maintenance fee (i)	10,771,455,760	10,762,142,138
Short-term deposits received	156,730,902	1,450,156,730,902
Other payables	8,052,498,342	40,513,995,949
	18,980,685,004	**1,726,432,868,989**
Other current payables to related parties (Details stated in Note 31)	-	1,675,000,000,000

(i) Represent the maintenance fee for the handed-over apartments of Sunshine Riverside Project and are determined at the rate of 2% of the selling price, excluding value-added tax. These maintenance fees will be transferred to the Building Management Board upon on the Board's establishment.

18. LONG - TERM PAYABLE PROVISIONS

Represents the balance of provision for warranties for properties completed and handed over under Sunshine Riverside Project, within 05 years from the date of handover to customers.

19. BAD DEBTS

	30/09/2026			01/01/2026		
			VND			VND
Total amount of receivables and loans past due or not past due but impaired:	Cost	Recoverable amount	Payees	Cost	Recoverable amount	Payees
Fugytech Electrical Mechanic JSC.	2,630,677,980	-	2,630,677,980	2,630,677,980	-	2,630,677,980
Others	1,434,436,531	-	1,434,436,531	1,434,436,531	-	1,434,436,531
Total	**4,065,114,511**	**-**	**4,065,114,511**	**4,065,114,511**	**-**	**4,065,114,511**

20. SHORT-TERM / LONG-TERM LOANS AND OBLIGATIONS

	30/09/2026		In the period		01/01/2026	
		VND		VND		VND
	Amount	Amount able to be paid off	Increases	Decreases	Amount	Amount able to be paid off
Unicloud Technology Group JSC (i)	589,550,000,000	589,550,000,000	-	9,350,000,000	598,900,000,000	598,900,000,000
JHV Trading and Business Company Ltd (ii)	236,060,000,000	236,060,000,000	1,000,000,000,000	763,940,000,000	-	-
Loc Hoa Investment Construction and Trading Company Limited (ii)	167,270,000,000	167,270,000,000	490,270,000,000	323,000,000,000	-	-
Sunshine Tay Ho., Jsc (iii)	642,147,000,000	642,147,000,000	-	1,012,653,000,000	1,654,800,000,000	1,654,800,000,000
Total	**1,635,027,000,000**	**1,635,027,000,000**	**1,490,270,000,000**	**2,108,943,000,000**	**2,253,700,000,000**	**2,253,700,000,000**

(i) A short - term loan from UniCloud Technology Group Joint Stock Company under Agreement No. 2708/HĐV/2025/UNIHN-SSG dated 27 August 2025, with a value of VND 599,000,000,000. The purpose of the loan is to supplement working capital and implement investment projects. The loan term is 12 months from the date of the first disbursement. The loan bears an interest rate of 3% per annum, payable upon maturity. Upon the loan's maturity, UniCloud has the right, but not the obligation, to acquire the Company's capital contribution in Dynamic Innovation Co., Ltd., valued at VND 684,000,000,000, representing 18.65% of its charter capital, instead of repayment of principal/interest. The transfer value shall not be less than VND 750,000,000,000.

(ii) Short - term loans from other entities were obtained to supplement the Company's working capital and finance its investment projects. The loans have a term of 12 months from the respective disbursement dates specified in each loan drawdown agreement. They bear interest at rates ranging from 9% to 12% per annum, with interest payable upon maturity. These loans are unsecured.

(iii) A long-term loan from Sunshine Tay Ho Joint Stock Company under Agreement No. 2011/2025/HĐVV/STH-SSG dated 20 November 2025, with credit limit of VND 1,700,000,000,000. The purpose of the loan is to supplement working capital and implement investment projects. The loan term is 24 months from the date of the first disbursement. The loan bears an interest rate of 10% per annum, payable upon maturity. The loan does not require collateral.

21. OWNERS' EQUITY

Changes in owners' equity

	Owners' contributed capital	Share premium	Retained earnings	Total
	VND	VND	VND	VND
For the year ending 31 December 2025				
Prior year's opening	**3,000,000,000,000**	**-**	**875,897,730,750**	**3,875,897,730,750**
Capital increase	5,997,873,080,000	(3,505,185,185)	-	5,994,367,894,815
Profit for the year	-	-	775,107,973,112	775,107,973,112
Prior year's closing balance	**8,997,873,080,000**	**(3,505,185,185)**	**1,651,005,703,862**	**10,645,373,598,677**
For the year ending 30 June 2026				
Current period's	**8,997,873,080,000**	**(3,505,185,185)**	**1,651,005,703,862**	**10,645,373,598,677**
Profit for the period	-	-	8,577,876,264,635	8,577,876,264,635
Current period's closing balance	**8,997,873,080,000**	**(3,505,185,185)**	**10,228,881,968,497**	**19,223,249,863,312**

Charter capital

According to the 14th amended Business Registration Certificate dated 01 October 2025, the charter capital of the Company is VND 8,997,873,080,000 (as at 31 December 2025: VND 8,997,873,080,000).

As at the end of this period, the charter capital fully contributed by shareholders is as follows:

	Contributed capital			
	Closing balance		Opening balance	
	VND	%	VND	%
Mr. Do Anh Tuan	5,527,218,600,000	61.43%	5,527,218,600,000	61.43%
Other shareholders	3,470,654,480,000	38.57%	3,470,654,480,000	38.57%
	8,997,873,080,000	**100.00%**	**8,997,873,080,000**	**100.00%**

Shares	Closing balance	Opening balance
Number of shares issued to the public	**899,787,308**	**899,787,308**
Number of outstanding shares in circulation	**899,787,308**	**899,787,308**
Ordinary shares	*899,787,308*	*899,787,308*

An ordinary share has par value of VND 10,000

22. OFF STATEMENT OF FINANCIAL POSITION ITEMS

Operating lease assets

	30/09/2026	01/01/2026
	VND	VND
Minimum lease payment in the future under non-cancellable operating lease under the following terms:		
Within one year	32,563,924,995	4,264,439,790
In the second to fifth year inclusive	125,499,528,460	9,657,759,160
After five years	84,254,633,031	65,403,526,222
	242,318,086,486	**79,325,725,172**

Payment for operating lease represents the rent of 8,262.2 m^2 in land lot CT03A-CT, Nam Thang Long urban area phase III, Phu Thuong Ward, Tay Ho District, Hanoi City under Land Lease Contract No.228/HDTD-STNMT-PC dated 10 May 2016 between the Company and Hanoi Department of Natural Resources and Environment. The lease term is from 11 March 2016 to 20 January 2066. The unit price for land rental calculation is determined by the Hanoi Tax Department according to the current price. The total minimum lease payment under the land lease in the future estimated at land rental price of the year 2026 with VND 2,454,148,995 /year (Under Notice No. 19395/TB-CCTKV01-QLĐ dated April 29, 2026, issued by the HaNoi Tax Department).

23. REVENUE FROM GOODS SOLD AND SERVICES RENDERED

	Q3/2026	Q3/2025
	VND	VND
Sales of merchandise and services		
In which:		
Revenue from sales of real estate	-	113,140,437,404
Revenue from consulting services	18,993,205,659	197,092,412,666
Revenue from others	3,399,800,751	13,190,576,506
	22,393,006,410	**323,423,426,576**
In which		
- Revenue from related parties (Details stated in Note 31)	22,048,761,215	209,998,088,425

24. COST OF SALES

	Q3/2026	Q3/2025
	VND	VND
Cost of sales real estate	-	49,185,240,183
Cost of consulting services	37,523,963,760	4,524,408,055
Other cost of sales	1,090,031,047	11,043,359,505
	38,613,994,807	**64,753,007,743**

25. FINANCIAL INCOME

	Q3/2026	Q3/2025
	VND	VND
Gain from interest income	18,864,750	21,043,532
Dividends and profit distributions	770,582,811,743	-
	770,601,676,493	**21,043,532**
In which:		
Financial income from related parties (Details in Note 31)	770,582,811,743	-

26. FINANCIAL EXPENSES

	Q3/2026	Q3/2025
	VND	VND
Interest expense	49,988,952,987	19,019,534,247
Allowance/(Reversal) of Provision for impairment of long-term financial investments	-	-
Others	-	-
	49,988,952,987	**19,019,534,247**

27. SELLING AND GENERAL AND ADMINISTRATION EXPENSES

	Q3/2026	Q3/2025
	VND	VND
General and administration expenses		
Labour expense	218,219,295	10,283,133,098
Out-sourced services	7,570,462,893	3,715,775,826
Allowance/(Reversal) Provision for bad debts	-	-
Depreciation and amortisation of fixed assets	1,340,784,730	878,703,484
Others general and administration expenses	517,100,750	54,135,415
	9,646,567,668	**14,931,747,823**
Selling expenses		
Reversal of provision for construction warranty	-	-
Others selling expenses	4,611,819	62,536,591
	4,611,819	**62,536,591**

28. OTHER INCOME AND EXPENSES

	Q3/2026	Q3/2025
	VND	VND
Other Income		
Income from late payment penalties	-	25,194,377
Others	213,800,987	28,975,869
	213,800,987	**54,170,246**
Other expenses		
Administrative penalties	1,309,057,822	-
Educational sponsorship expenses	1,000,000,000	10,000,000,000
Others	275,535,760	20,000,000
	2,584,593,582	**10,020,000,000**

29. PRODUCT COST BY NATURE

	Q3/2026	Q3/2025
	VND	VND
Real estate development costs	-	39,151,876,625
Depreciation and amortisation	37,742,183,055	14,807,541,153
Labour costs	8,392,281,075	14,733,708,702
Out-sourced services	1,608,997,595	904,130,113
Other expenses	521,712,569	541,136,844
	48,265,174,294	**70,138,393,437**

30. CURRENT CORPORATE INCOME TAX

	Q3/2026	Q3/2025
	VND	VND
Current corporate income tax expense		
Corporate income tax expense based on taxable profit in the current period	(14,959,602,989)	45,021,800,925
Adjustments for corporate income tax expense in previous years to the current year	-	-
Total current corporate income tax expense	**(14,959,602,989)**	**45,021,800,925**

The current corporate income tax expense for the year is calculated as follows:

	Q3/2026	Q3/2025
	VND	VND
Profit before tax	**692,369,763,027**	**214,711,813,950**
Less: non-taxable income	770,582,811,743	-
Add back: non-deductible expenses	3,415,033,770	10,397,190,674
Non-deductible expenses	3,415,033,770	10,397,190,674
Taxable profit	**(74,798,014,946)**	**225,109,004,624**
Corporate income tax expense based on taxable profit in the current period (20%)	**(14,959,602,989)**	**45,021,800,925**

31. RELATED PARTY TRANSACTIONS AND BALANCES

Related parties	Relationship
Sunshine Rental., Jsc (formerly S-Homes Real Estate Business Investment JSC)	Related to key management personnel (KMP) /Common major shareholder
Sunshine Group Development Joint Stock Company	Related to KMP/Common major shareholder
SCG Construction Joint Stock Company	Related to KMP/Common major shareholder
S'School Joint Stock Company	Related to KMP/Common major shareholder
Sunshine Entertaiment Joint Stock Company	Related to KMP/Common major shareholder
Regent Capital Investment Group., Jsc	Related to KMP/Common major shareholder
Sai Gon Sunshine Group Joint Stock Company	Related to key management personnel
Fulland Real Estate Joint Stock Company	Related to key management personnel
Sunshine CAB Joint Stock Company	Related to key management personnel
KS Group Joint Stock Company	Related to key management personnel
S-Decoro Joint Stock Company	Related to key management personnel
Sunshine - Design Joint Stock Company	Related to key management personnel
Marina 3 Joint Stock Company	Related to key management personnel
Diamond Westlake Investment Company Limited	Related to key management personnel
Big Gain Development Company Limited	Related to key management personnel
ODE Media and Entertaiment Group JSC	Related to key management personnel
Vietnet Technology and Investment JSC	Related to key management personnel
Ideas Viet Nam Technology and Software., Jsc	Related to key management personnel
S.I Development Joint Stock Company	Related to key management personnel
K8-Starlake Investment Company Limited	Related to key management personnel
Kim Thanh Trade Company Limited	Related to key management personnel
New Diamond Consultancy, Investment and Trading., Jsc	Related to key management personnel
DAT Holding Company Limited	Related to key management personnel
NobleX Technology & Finance Group., JsC	Related to key management personnel
Thien Hai Joint Stock Company	Related to key management personnel
BigFuture., Jsc	Related to key management personnel
PCI Development and subtainable Investment., JsC	Related to key management personnel
Viet My Consytruction Architecture., JsC	Related to key management personnel
Noblex Hub Finance., JsC	Related to key management personnel
Sunshine R&D., JsC	Related to key management personnel
MoonX Group., JsC	Related to key management personnel
Real Tech Real Estate Group., Jsc	No longer a related party since 12 March 2026
Sunshine AM Joint Stock Company	No longer a related party since 15 June 2026
Etacons Trading and Contruction Consulting Company Ltd	No longer a related party since 10 August 2026
Ha Son Construction Investment., JSC	No longer a related party since 10 August 2026
VNE Sunshine Investment, trade and contruction	No longer a related party since 28 August 2026
Bach Giang - DCI Investment Development and	No longer a related party since 28 August 2026
Hung Dung Phu Yen Trading and Service., JsC	No longer a related party since 28 August 2026
Sunshine Dream House., JsC	No longer a related party since 28 August 2026
Thuan Phu Trading Services., Jsc	Indirectly related to key management personnel
Roman E&C Joint Stock Company	Indirectly related to key management personnel
Sai Gon S-Mart Trading Service JSC	Indirectly related to key management personnel
CMQ Real Estate Investment and Development., Jsc	Indirectly related to key management personnel
Cafe's Plus., Ltd	Indirectly related to key management personnel
Empire MP Investment., Jsc	Indirectly related to key management personnel

31. RELATED PARTY TRANSACTIONS AND BALANCES (CONTINUED)

Related parties	Relationship
Sunshine Business Commercial Investment., Jsc	Indirectly related to key management personnel
Modern Realty Co., Ltd	Indirectly related to key management personnel
Easy Well Trading - Investment Co., Ltd	Indirectly related to key management personnel
Ocean Light Investment and Construction Co., Ltd	Indirectly related to key management personnel
Sunshines Sunshine Golf & Resort., JSC	Indirectly related to key management personnel
Dynamic Innovation Company Limited	Direct Subsidiary
SmartMind Securities Joint Stock Company	Direct Subsidiary
Sunshine Sky Villa Joint Stock Company	Direct Subsidiary
Sunshine Mart Trading and Services Company Limited	Direct Subsidiary
S-Service Management & Operation Joint Stock Company	Direct Subsidiary
Sunshine Tay Ho., Jsc	Direct Subsidiary
Sunshine Homes Development Joint Stock Company	Direct Subsidiary
DIA Investment., Jsc	Direct Subsidiary
Unicloud Technology Group Joint Stock	Indirect Subsidiary
Nanochip Technology Joint Stock Company	Indirect Subsidiary
Unicloud Technology Investment Joint Stock Company	Indirect Subsidiary
Hung Thinh Phat Home Investment Company Ltd	Indirect Subsidiary
Xuan La Construction Investment JSC	Indirect Subsidiary
Anh Duong Star Joint Stock Company	Indirect Subsidiary
Long Bien Contruction Investment JSC	Indirect Subsidiary
Xuan Dinh Construction Investment JSC	Indirect Subsidiary
Sai Gon S-Service Joint Stock Company	Indirect Subsidiary
Sunshine Maple Bear Education Ltd.	Indirect Subsidiary
Phu Thuong Education Investment Ltd.	Indirect Subsidiary
Wonderland Real Estate., Jsc	Indirect Subsidiary
Thai Minh Land Investment., Jsc	Indirect Subsidiary
HyperScale Company Limited	Indirect Subsidiary since 05 October 2026
Phu Thinh Land Company Limited	Indirect associate
Cam Dinh Ecological Investment Company Limited	Indirect associate
Mr Do Anh Tuan	Chairman Board of Directors
Mr Do Van Truong	Member Board of Directors
Mr. Jun Sung Bae	Member Board of Directors
Mr. Vu Le Hieu	Member Board of Directors (resigned on 30 May 2026)
Mr. Pham Duc Hoat	Member Board of Directors (appointed on 30 May 2026)
Ms. Nguyen Thi Phuong Loan	Member Board of Directors and Chief Executive Officer
Ms. Nguyen Thi Thanh Huyen	Head of the Board of Supervisors
Ms. Do Ngoc Anh	Member Board of Supervisors
Ms. Vu Thi Thuy Nga	Member Board of Supervisors
Mr. Le Van Nho	Executive Officer
Mr. Nguyen Thanh Hung	Executive Officer
Mr. Dinh Chi Hieu	Executive Officer
Ms. Nguyen Thi Thanh Ngoc	Executive Officer
Ms Duong Thi Thu Hien	Executive Officer (appointed on 14 May 2026)
Mr. Cao Phi Hung	Executive Officer (resigned on 08 August 2026)
Mr. Nguyen Xuan Anh	Executive Officer (resigned on 28 August 2026)
Mr. Nguyen Khac Trung	Executive Officer (resigned on 28 August 2026)
Mr. Ho Duc Viet	Chief Accountant
Mr. Nguyen Thanh Tung	Person in charge of corporate governance

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

	Transaction description	Q3/2026	Q3/2025
		VND	VND
Sales		**22,048,761,215**	**209,998,088,425**
S-Service Management & Operation Joint Stock Company	From investment property rental	-	239,009,091
Sunshine Tay Ho., Jsc	From brand usage fees	763,888,889	3,166,666,667
Wonderland Real Estate., Jsc	From brand usage fees	763,888,889	3,166,666,667
Thai Minh Land Investment., Jsc	From brand usage fees	375,000,000	-
Dynamic Innovation Company Limited	From brand usage fees	388,888,889	3,166,666,667
DIA Investment., Jsc	From brand usage fees		
Long Bien Contruction Investment JSC	From consulting services	18,993,205,659	-
Dynamic Innovation Company Limited	From consulting services	-	118,770,464,763
Unicloud Technology Investment., Jsc	From consulting services	-	78,321,947,903
Financial Income		**770,582,811,743**	**-**
SmartMind Securities., JSC	Dividends and profit distributions	770,582,811,743	-
Pre-acquisition dividends		**41,130,996,581**	**-**
SmartMind Securities., JSC	Pre-acquisition dividends	41,130,996,581	837,020,189
Purchase of goods and services		**1,846,741,887**	**837,020,189**
S-Service Management & Operation Joint Stock Company	Management and operating expenses	888,833,460	554,618,698
Sunshine Mart Trading and Services Company Limited	Meal service expense and staff reward vouchers	-	256,401,491
NobleX Technology & Finance Group Join Stock Company	Fees on a technology platform	3,100,000	-
Sunshine CAB Joint Stock Company	Car leasing expenses	26,000,000	26,000,000
Sunshine - Design., JSC	Car leasing expenses	30,000,000	-
ODE Media and Entertaiment Group Joint Stock Company	Media, Event	898,808,427	-
Interest expense		**32,487,541,480**	**1,673,917,808**
Unicloud Technology Group JSC	Interest expense	4,457,967,123	1,673,917,808
Sunshine Tay Ho., Jsc	Interest expense	28,029,574,357	-
Short-term loans and obligations		-	**599,000,000,000**
Unicloud Technology Group JSC	Short-term loans and obligations	-	599,000,000,000
Repayment of loan principal		**396,653,000,000**	**-**
Sunshine Tay Ho., Jsc	Repayment of loan principal	396,653,000,000	-
Share transfer, offset debt		**78,000,000,000**	**-**
Ms Nguyen Thi Phuong Loan	Share and equity transfer	78,000,000,000	-

Significant related party balances as at the end of this period as follows:

	Balance description	30/09/2026	01/01/2026
		VND	VND
Short-term trade receivables		**130,820,212,897**	**316,087,281,856**
Wonderland Real Estate., Jsc	From brand usage fees	6,645,833,334	203,333,334
Sunshine Tay Ho., Jsc	From consulting services	89,990,186,670	-
Long Bien Construction Investment Jsc	From consulting services	20,892,526,225	-
Thai Minh Land Investment., Jsc	From brand usage fees	3,162,500,000	-
Sunshine Sky Villa., Jsc	From consulting services	-	4,324,202,563
Unicloud Technology Investment JSC	From consulting services	-	8,848,774,278
Dynamic Innovation Company Limited	From consulting services	3,483,333,334	148,363,629,836
DIA Investment., Jsc	From consulting services	6,645,833,334	154,347,341,845
Short - term advance from customers		**98,000,000**	-
NobleX Technology & Finance Group Join Stock Company	Fees on a technology platform	98,000,000	-
Other receivables		**7,462,441,680,132**	**1,107,922,487**
Thien Hai Joint Stock Company	Other receivables from protect	1,107,922,487	1,107,922,487
SmartMind Securities., JSC	Dividends and profit distributions	415,060,424,311	-
Dynamic Innovation Company Ltd.	Dividends and profit distributions	3,880,326,666,667	-
DIA Investment., Jsc	Dividends and profit distributions	3,165,946,666,667	-
Short-term trade payables		**10,640,788,574**	**22,900,052,060**
Sai Gon Sunshine Group., JSC	Purchasing; office leasing	8,236,121,899	18,736,121,899
ODE Media and Entertaiment Group Joint Stock Company	Media, Event	972,313,102	3,352,036,913
Sunshine Mart Trading and Services Company Limited	Gift voucher, meal service	-	483,584,079
Unicloud Technology Group., Jsc	Expense of providing equipment	-	153,600,000
S-Service Management & Operation Joint Stock Company	Building management fees, utility	965,793,573	47,269,169
Sunshine CAB., JsC	Car leasing expenses	196,560,000	84,240,000
Sunshine Rental., Jsc	Car leasing expenses	162,000,000	32,400,000
Sunshine - Design., JsC	Car leasing expenses	108,000,000	10,800,000
Short - term advance from customers		**45,633,020,947**	**45,633,020,947**
Sunshine Rental., Jsc	For subcontracting services	45,633,020,947	45,633,020,947
Short/Long-term accrued expenses		**145,523,038,220**	**19,970,807,698**
Unicloud Technology Group JSC	Short-term loan interest expenses	19,518,710,959	6,202,783,562
Sunshine Tay Ho., Jsc	Long-termloan interest expenses	125,666,933,261	13,430,630,136
Phu Thuong Education Investment Ltd.	Accrued expenses for preschool voucher (to customer)	337,394,000	337,394,000
Others Payable		-	**1,675,000,000,000**
S.I Development Joint Stock Company	Set-off of assigned debts	-	225,000,000,000
Sunshine Sky Villa., JSC	Receiving a deposit	-	1,450,000,000,000
Short-term/Long-term loan		**1,231,697,000,000**	**2,253,700,000,000**
Unicloud Technology Group JSC	Short-term loan	589,550,000,000	598,900,000,000
Sunshine Tay Ho., Jsc	Long-term loan	642,147,000,000	1,654,800,000,000

Board of Executive Officers, Board of Directors and Board of Supervisors 's remuneration

Board of Directors and Board of Executive Officers; Board of Supervisors	Q3/2026	Q3/2025
	VND	VND
Board of Directors and Board of Executive Officers	**8,317,530,500**	**6,990,500,000**
Mr Do Anh Tuan	2,400,000,000	1,800,000,000
Mrs Nguyen Thi Phuong Loan	1,831,000,000	1,530,000,000
Mr Do Van Truong	900,000,000	900,000,000
Mr Jun Sungbae	300,000,000	300,000,000
Mr. Pham Duc Hoat	150,000,000	-
Mr Vu Le Hieu	-	150,000,000
Mr Le Van Nho	901,500,000	450,000,000
Mrs Nguyen Thi Thanh Ngoc	751,000,000	-
Mr Nguyen Khac Trung	300,682,500	-
Mr Nguyen Xuan Anh	183,348,000	-
Mr Nguyen Thanh Hung	150,000,000	150,000,000
Mr Dinh Chi Hieu	150,000,000	150,000,000
Mrs Duong Thi Thu Hien	300,000,000	-
Mr Cao Phi Hung	-	900,000,000
Mrs Nguyen Thuy Hoang Dung	-	660,500,000
Board of Supervisors	**60,000,000**	**60,000,000**
Mrs Nguyen Thi Thanh Huyen	30,000,000	30,000,000
Mrs Vu Thi Thuy Nga	15,000,000	15,000,000
Mrs Do Ngoc Anh	15,000,000	15,000,000

Comparative information

Changes arising from the adoption of Circular No. 99/2025/TT-BTC

As disclosed in Note 02, the Company has adopted Circular No. 99/2025/TT-BTC for accounting periods beginning on or after 1 January 2026. Accordingly, certain line items and codes on the Statement of Financial Position (formerly the Balance Sheet), the Statement of Profit or Loss, the Cash Flows Statement, and the accompanying notes to the separate financial statements for the first quarter 2026 have been adjusted and restated to comply with the requirements of this Circular, ensuring consistency in the presentation of the financial statements.

SUBSEQUENT EVENTS AFTER THE END OF FINANCAL YEAR

There are no subsequent events after the end of the accounting period that require adjustment or disclosure in the Company's separate financial statements

Approved, 30 Octotber 2026

Preparer	Chief Accountant	Legal Representative
Nguyen Huu Khanh	Ho Duc Viet	Nguyen Thi Phuong Loan