SUNSHINE HOMES DEVELOPMENT JOINT STOCK COMPANY

(Incorporated in the Socialist Republic of Vietnam)

SEPARATE FINANCIAL STATEMENTS

Quarter III 2026

CÔNG TY CỔ PHẦN PHÁT TRIỂN SUNSHINE HOMES

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STATEMENT OF THE EXECUTIVE BOARD

The Executive Board of Sunshine Homes Development Joint Stock Company (the "Company") presents this report together with the separate financial statements for the six – month period ended 30 September 2026

THE BOARD OF DIRECTORS AND EXECUTIVE BOARD

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

Board of Directors

Mr. Nguyen Xuan Anh	Chairman
Mr. Do Anh Tuan	Member Vice Chairman
Mr. Jun Sungbae	Member
Mr. Nguyen Nam Viet	Member (resigned on 16 May 2026)
Mr. Nguyen Viet Hai	Independent Member (resigned on 16 May 2026) Member (appointed on 16 May 2026)
Mrs. Le Thao Linh	Independent Member (appointed on 16 May 2026)

Executive Board

Mr. Jun Dinh Chi Hieu	Chief Executive Officer cum Legal representative (appointed on 22 October 2026)
Mr. Jun Sungbae	Chief Executive Officer cum Legal representative (resigned on 22 October 2026)
Ms. Nguyen Thi Hong Hanh	Executive Officer (resigned on 12 June 2026)
Mr. Phan Ich Long	Executive Officer (resigned on 12 February 2026)

THE EXECUTIVE BOARD'S STATEMENT OF RESPONSIBILITY

The Executive Board of the Company is responsible for preparing the separate financial statements, which give a true and fair view of the financial position of the Company as at 30 September 2026, and its financial performance and its cash flows for the six – month period 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 Executive Board 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 to properly preparing and present the separate financial statements to minimize errors and frauds.

STATEMENT OF THE EXECUTIVE BOARD (Continued)

The Executive Board 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 separate financial statements comply with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting. The Executive Board 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 Executive Board confirms that the Company has complied with the above requirements in preparing these separate financial statements.

For and on behalf of the Executive Board,

M.S.D.N: 0106784499 - C.T.C.P
CÔNG TY CỔ PHẦN PHÁT TRIỂN SUNSHINE HOMES
THÀNH PHỐ HÀ NỘI

Dinh Chi Hieu
Chief Executive Officer/
Legal representative

30 Oct 2026

STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

Unit: VND

	ASSETS	Codes	Notes	As at 30 September 2026	As at 01 January 2026
A.	**CURRENT ASSETS**	**100**		**281,591,326,758**	**309,244,817,603**
I.	**Cash**	**110**	4	**5,951,424,914**	**8,616,864,882**
1.	Cash	111		5,951,424,914	8,616,864,882
II.	**Short-term receivables**	**130**		**51,965,279,412**	**77,151,005,587**
1.	Short-term trade receivables	131	5	45,682,969,075	70,634,033,674
2.	Short-term advances to suppliers	132	6	5,978,765,639	5,269,942,486
3.	Other short-term receivables	135		303,544,698	1,247,029,427
III.	**Inventories**	**140**		**223,138,423,310**	**223,138,423,310**
1.	Inventories	141	7	223,138,423,310	223,138,423,310
IV.	**Other short-term assets**	**160**		**536,199,122**	**338,523,824**
1.	Short-term prepaid expenses	161	8	-	138,908,348
2	Deductible VAT	162		436,820,535	-
3.	Taxes and other receivables from the State budget	163	16	99,378,587	199,615,476
B.	**NON-CURRENT ASSETS**	**200**		**4,779,967,590,666**	**4,787,062,542,816**
I.	**Fixed assets**	**220**		**17,514,041,795**	**17,455,527,114**
1.	Tangible fixed assets	221	9	9,153,265,127	9,757,367,114
	- Cost	*222*		*58,677,082,937*	*58,677,082,937*
	- Accumulated depreciation	*223*		*(49,523,817,810)*	*(48,919,715,823)*
2.	Intangible assets	227	10	8,360,776,668	7,698,160,000
	- Cost	*228*		*9,493,300,000*	*8,698,160,000*
	- Accumulated amortisation	*229*		*(1,132,523,332)*	*(1,000,000,000)*
II.	**Investment property**	**230**	**11**	**68,899,269,311**	**70,506,966,972**
	- Cost	*231*		*121,989,328,984*	*121,989,328,984*
	- Accumulated depreciation	*232*		*(53,090,059,673)*	*(51,482,362,012)*
III.	**Long-term assets in progress**	**240**		**128,069,257,807**	**127,982,942,807**
1.	Construction in progress	242	12	128,069,257,807	127,982,942,807
IV.	**Long-term financial investments**	**250**	**13**	**4,565,439,617,712**	**4,571,032,074,611**
1.	Investments in subsidiaries	251		4,226,525,000,000	4,226,525,000,000
2.	Investments in associates	252		450,000,000,000	450,000,000,000
3.	Provision for impairment of long-term financial investments	254		(111,085,382,288)	(105,492,925,389)
V.	**Other long-term assets**	**260**		**45,404,041**	**85,031,312**
1.	Long-term prepaid expenses	261	8	45,404,041	85,031,312
	TOTAL ASSETS (270=100+200)	**270**		**5,061,558,917,424**	**5,096,307,360,419**

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

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
C.	**LIABILITIES**	**300**		**555,204,864,669**	**268,733,426,580**
I.	**Current liabilities**	**310**		**288,841,934,025**	**63,381,211,656**
1.	Short-term trade payables	311	14	7,135,500,463	9,190,145,269
2.	Short-term advances from customers	312	15	312,445,697	312,445,697
3.	Dividends and profits payable	313	20	34,734,375	-
4.	Taxes and amounts payable to the State budget	314	16	1,900,510,837	7,148,358,503
5.	Payables to employees	315		4,706,894,526	13,689,755,771
6.	Short-term accrued expenses	316	17	16,819,526,628	13,763,405,283
7.	Other current payables	320	18	17,883,971,244	19,245,713,626
8.	Short-term borrowings and finance lease liabilities	321	19	240,000,000,000	-
9.	Short-term provisions	322		48,350,255	31,387,507
II.	**Long-term liabilities**	**330**		**266,362,930,644**	**205,352,214,924**
1.	Long-term accrued expenses	334	17	36,802,510,710	25,249,187,531
2.	Long-term loans	339	19	229,500,000,000	180,000,000,000
3.	Long-term provisions	343		60,419,934	103,027,393
D.	**EQUITY**	**400**		**4,506,354,052,755**	**4,827,573,933,839**
1.	**Owners' equity**	**411**	**20**	**3,750,000,000,000**	**3,750,000,000,000**
	- Ordinary shares carrying voting rights	411a		3,750,000,000,000	3,750,000,000,000
2.	Share premium	412		(320,509,091)	(320,509,091)
3	Retained earnings	420		756,674,561,846	1,077,894,442,930
	- Retained earnings accumulated to the prior year end	*420a*		834,144,442,930	*1,180,899,406,828*
	- Loss of the current period/year	*420b*		(77,469,881,084)	*(103,004,963,898)*
	TOTAL RESOURCES (440=300+400)	**440**		**5,061,558,917,424**	**5,096,307,360,419**

Do Ngoc Anh	Nguyen Ha Anh	Dinh Chi Hieu
Preparer	**Chief Accountant**	**Chief Executive Officer/ Legal representative**

30 Oct 2026

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

INCOME STATEMENT

Quarter 3 2026

Unit: VND

	ITEMS	Codes	Notes	Quarter 3 2026	Quarter 3 2025	For the six-month period ended 30 September 2026	For the six-month period ended 30 September 2025
1.	**Gross revenue from goods sold and services rendered**	**01**	**22**	**2,537,444,445**	**28,120,436,803**	**7,611,242,425**	**81,103,395,134**
2.	**Net revenue from goods sold and services rendered (10=01)**	**10**		**2,537,444,445**	**28,120,436,803**	**7,611,242,425**	**81,103,395,134**
3.	Cost of sales	11	23	1,027,851,732	25,197,344,843	3,205,043,131	72,145,073,613
4.	**Gross profit from goods sold and services rendered (20=10-11)**	**20**		**1,509,592,713**	**2,923,091,960**	**4,406,199,294**	**8,958,321,521**
5.	Financial income	22	24	6,416,172	4,885,019	17,039,067	17,652,695
6.	Financial expenses	23	25	6,613,216,456	18,358,844	23,164,635,629	48,942,099
	- In which: Interest expense	*24*		*10,006,224,658*	-	*17,500,471,233*	-
7.	General and administration expenses	26	26	19,577,254,218	1,105,568,138	58,703,985,845	4,461,587,676
8.	**Operating (loss)/profit (30=20+(22-23)-26)**	**30**		**(24,674,461,789)**	**1,804,049,997**	**(77,445,383,113)**	**4,465,444,441**
9.	Other income	31		81,875,046	152,008,757	183,088,215	957,152,306
10.	Other expenses	32	27	999,996	20,954,650	207,586,186	387,829,214
11.	**Profit/(Losses) from other activities (40=31-32)**	**40**		**80,875,050**	**131,054,107**	**(24,497,971)**	**569,323,092**
12.	**Accounting (loss)/profit before tax (50=30+40)**	**50**		**(24,593,586,739)**	**1,935,104,104**	**(77,469,881,084)**	**5,034,767,533**
13.	**Current income tax expenses**	**51**		-	594,343,229	-	1,003,531,722
14.	**Net (loss)/profit after corporate income tax (60=50-51)**	**60**		**(24,593,586,739)**	**1,340,760,875**	**(77,469,881,084)**	**4,031,235,811**

Do Ngoc Anh	Nguyen Ha Anh	Dinh Chi Hieu
Preparer	**Chief Accountant**	**Chief Executive Officer/ Legal representative**

30 *Oct 2026*

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

CASH FLOW STATEMENT

For the nine-month period ended 30 September 2026

Unit: VND

	ITEMS	Codes	For the six-month period ended 30 September 2026	For the six-month period ended 30 September 2025
I.	**CASH FLOWS FROM OPERATING ACTIVITIES**			
1.	***(Loss)/Profit before tax***	***01***	***(77,469,881,084)***	***5,034,767,533***
2.	***Adjustments for:***			
	Depreciation and amortisation of fixed assets and investment properties	02	2,344,322,980	8,111,041,153
	Provisions	03	5,566,812,188	(61,681,432)
	Interest expense	06	17,500,471,233	-
3.	***Operating profit/(loss) before movements in working capital***	***08***	***(52,058,274,683)***	***13,084,127,254***
	Changes in receivables	09	24,849,152,529	(15,611,324,020)
	Changes in inventories	10	-	(12,875,810,888)
	Changes in payables (excluding accrued loan interest and corporate income tax payable)	11	(15,954,017,233)	6,866,541,457
	Change in prepaid expense allocation	12	178,535,619	218,082,585
	Net cash (used in)/generated by operating activities	***20***	***(42,984,613,768)***	***(8,318,383,612)***
II.	**CASH FLOWS FROM INVESTING ACTIVITIES**			
1.	Acquisition and construction of fixed assets and other long-term assets	21	(5,430,826,200)	(1,620,445,139)
	Net cash used in investing activities	***30***	***(5,430,826,200)***	***(1,620,445,139)***

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

CASH FLOW STATEMENT (Continued)

For the nine-month period ended 30 September 2025

Unit: VND

	ITEMS	Codes	For the six-month period ended 30 September 2026	For the six-month period ended 30 September 2025
III.	**CASH FLOWS FROM FINANCING ACTIVITIES**			
1	Proceeds from borrowings	33	289,500,000,000	-
2	Dividends and profits paid to owners	36	(243,750,000,000)	-
	Net cash generated by financing activities	***40***	***45,750,000,000***	-
	Net (decrease)/increase in cash (50=20+30+40)	**50**	**(2,665,439,968)**	**(9,938,828,751)**
	Cash and cash equivalents at the beginning of the period	**60**	**8,616,864,882**	**16,049,023,616**
	Cash and cash equivalent at the end of the period (70=50+60)	**70**	**5,951,424,914**	**6,110,194,865**

Do Ngoc Anh	Nguyen Ha Anh	Dinh Chi Hieu
Preparer	**Chief Accountant**	**Chief Executive Officer/ Legal representative**

30 *Oct 2026*

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

1. GENERAL INFORMATION

Structure of ownership

Sunshine Homes Development Joint Stock Company ("the Company") was established in Vietnam under the Enterprise Registration Certificate No.0106784499 issued by Hanoi Authority for Planning and Investment on 09 March 2015 and the amended Enterprise Registration Certificates thereafter, with the latest amendment being the 17th issued on 22 May 2026.

The number of employees of the Company as at 30 September 2026 was 102 (31 December 2025: 157).

Operating industry and principal activities

The Company operates in real estate industry.

The principal activities of the Company are real estate development and trading; motor vehicle rentals and management consulting activities.

Normal production and business cycle

For real estate investment and trading, the business cycle is usually based on the construction time of the works/project.

For the remaining business activities, the Company's normal production and business cycle is carried out for a period not exceeding 12 months.

The Company's structure

Details of the Company's subsidiaries and associates as at 30 September 2026 are as follows:

Name of subsidiaries	Place of incorporation and operation	Proportion of ownership interest	Proportion of voting power held	Principal activities
Direct subsidiaries				
Hung Thinh Phat Housing Investment Company Limited	11th floor, Sunshine Center Building, 16 Pham Hung, Tu Liem Ward, Hanoi, Vietnam	100.00%	100.00%	Real estate construction, investment and trading
Xuan La Construction Investment Joint Stock Company	4th floor, Sunshine Center Building, 16 Pham Hung, Tu Liem Ward, Hanoi, Vietnam	97.00%	97.00%	Real estate construction, investment and trading
Anh Duong Star Joint Stock Company	SH03-01, Building R3, Sunshine Riverside Project, Lot CT03A-CT, Plot CT03, Nam Thang Long Urban Area, Phu Thuong Ward, Hanoi, Vietnam	51.30%	51.30%	Real estate construction, investment and trading
Long Bien Construction Investment Joint Stock Company	Operator, Lot CT7, Nguyen Lam Street, Viet Hung Ward, Hanoi, Vietnam	99.12%	99.12%	Real estate construction, investment and trading

Name of subsidiaries	Place of incorporation and operation	Proportion of ownership interest	Proportion of voting power held	Principal activities
Indirect subsidiary				
Xuan Dinh Construction Investment Joint Stock Company (through Hung Thinh Phat Housing Investment Company Limited)	9th floor, Sunshine Center Building, 16 Pham Hung, Tu Liem Ward, Hanoi, Vietnam	94.00%	94.00%	Real estate construction, investment and trading
Direct associate				
Sunshine Tay Ho Joint Stock Company	12th floor, Sunshine Center Building, 16 Pham Hung, Tu Liem Ward, Hanoi, Vietnam	45.00%	45.00%	Real estate construction, investment and trading
Indirect associate				
Cam Dinh Ecological Investment Company Limited (through Xuan Dinh Construction Investment Joint Stock Company)	6th floor, Sunshine Center Building, 16 Pham Hung, Tu Liem Ward, Hanoi, Vietnam	20.11%	21.39%	Real estate construction, investment and trading

Disclosure of information comparability in the separate financial statements

The corresponding figures in the Separate Statement of Financial Position and the related notes are derived from the audited Separate Financial Statements for the financial year ended 31 December 2025.

2. ACCOUNTING CONVENTION AND FINANCIAL YEAR

Accounting convention

The accompanying 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 financial reporting.

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

These separate financial statements should be read together with the Company's consolidated financial statements for the period ended 30 September 2026 in order to obtain comprehensive information on the financial position as well as the results of operations and the cash flows of the Company during the year.

Financial year

The Company's annual accounting period begins on 01 January and ends on 31 December.

Adoption of new accounting guidance

New guidance on the accounting regime for enterprises

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the corporate accounting regime ("Circular 99"). This circular is effective from 1 January 2026 and applies for financial years beginning on or after 1 January 2026. Circular 99 supersedes Circular No. 200/2014/TT-BTC issued by the Ministry of Finance on 22 December 2014 providing guidance on the corporate accounting regime and the circulars amending and supplementing Circular 200.

The Company has adopted the changes in accounting guidance prescribed by Circular 99 for financial period beginning on 1 January 2026 on a prospective basis. The adoption of these changes has not had any material impact on the disclosures or on amounts reported in these interim separate financial statements.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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 the Executive Board 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 the financial year. Although these accounting estimates are based on the Executive Board's best knowledge, actual results may differ from those estimates.

Cash

Cash include cash on hand, bank demand deposits.

Financial investments

Investments in subsidiaries and associates

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 associates

An associate is an entity over which the Company has significant influence and that is neither a subsidiary nor an interest in joint venture. Significant influence is the power to participate in the financial and operating policy decisions of the investee but not control or joint control over those policies.

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

Investments in subsidiaries and associates are carried in the balance sheet at cost less provision for impairment of such investments (if any). Provisions for impairment of investments in subsidiaries, joint ventures and associates are made when there is reliable evidence for declining in value of these investments at the balance sheet 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 basis of collectability, 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 include work in progress of an apartment building with commercial services at No.16 Pham Hung, Tu Liem Ward, Hanoi ("Sunshine Center Project") and the Villas at "Noble Service Area and Low-rise Housing" project located at Golf Course, Da Tho Hamlet, Thien Loc Commune, Hanoi City.

The company accounts for inventory using perpetual method. Inventories are stated at the lower of cost and net realizable value. The cost of work in process of Sunshine Center project includes land use fees, site clearance and compensation cost, construction cost, borrowing cost, other direct and overhead costs incurred during project construction. The cost of work in progress of the Villas at "Noble Service Area and Low-rise Housing" project is the project value corresponding to the volume of work items completed by subcontractors and accepted by relevant parties. 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 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 balance sheet date.

Cost of real estate products sold is recognized in the income statement based on the direct expenses attributed to the properties and the overhead costs allocated correspondingly to the area of the relevant properties.

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.

The costs of self-constructed or manufactured assets are the actual construction or manufacturing cost plus installation and test running costs.

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

	Years
Buildings, structures	35
Motor vehicles, transmission equipment	10
Office equipment	05

Loss or gain resulting from sales and disposals of tangible fixed assets is the difference between the net proceeds from sales or disposals of assets and their carrying amount and is recognised in the income statement.

Intangible assets and amortization

Intangible assets represent land use rights and computer software that are stated at cost less accumulated amortization.

Land use rights represent land use rights of villa located at No.23, lot D3A.3, 18.6 ha auction area located at Tay Ho Ward, Hanoi. Indefinite land use rights are not amortized.

Computer software is amortized on a straight-line basis over its estimated useful life of 5 years.

Leases

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.

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 charged to the income statement when incurred or charged to the income statement using 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 or allocated to the cost of finished real estate products at the time of hand-over to customers.

Investment properties

Investment properties are composed of buildings, structures and other investment properties held by the Company to earn rentals.

Buildings, structures held by the Company to earn rentals include:

No	Project	Address
1.	Villas and furniture at Vuon Dao villa	No.23, Lot D3A.3, Auction Area 18.6 ha, Tay Ho Ward, Hanoi City
2.	Investment properties at the Sunshine Center project	No.16 Pham Hung, Tu Liem Ward, Hanoi City

Investment properties held to earn rentals are stated at cost less accumulated depreciation. The costs of purchased investment properties comprise their purchase prices and any directly attributable expenditures, such as professional fees for legal services, property transfer taxes and other related transaction costs. 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 basis over its estimated useful lives as follows:

	Years
Building, structures	35 - 45
Others	04 - 05

Construction in progress

Properties in the course of construction for production, rental or administrative purposes, or for other purposes, are carried at cost. 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 intended use.

Prepayments

Prepayments are expenses which have already been paid but relate to results of operations of multiple accounting periods, including subsidy for interest expense of customers and other prepayments.

Subsidy for interest expense of customers incurred before the handover of real estates to customers are expected to provide future economic benefits to the Company and are allocated to the income statement in accordance with real estate revenue upon handover to customers.

Other types of prepayments comprise costs of small tools, supplies and spare parts issued for consumption. These expenditures have been capitalised as prepayments and are allocated to the income statement using the straight-line method in accordance with the current prevailing accounting regulations.

Payable provisions

Payable provisions are recognised when the Company has a present obligation as a result of a past event, and it is probable that the Company will be required to settle that obligation. Provisions are measured at the Executive Board's best estimate of the expenditure required to settle the obligation as at the balance sheet date.

Revenue recognition

Revenue from sales of real estate

Revenue from the sale of real estate which the Company is the investor is recognised when all five (5) following conditions are satisfied:

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

For the real estate that the Company is an investor; customers have the right to complete the interior of the property and the Company shall complete the interior of the property in accordance with design, and requirements of customers, the Company recognises revenue when the main construction work is completed, handed over to customers if all five (5) similar conditions as above are satisfied.

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 balance sheet 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 balance sheet date can be measured reliably; and
(d) the costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Gain from investments and interest income

Income from investments is recognized when the Company has the right to receive the interest.

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

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 separate financial statements and the corresponding tax bases used in the computation of taxable profit and is accounted for using balance sheet 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.

As at 30 September 2026, the Company has tax losses which can be carried forward to be offset against taxable profit for the subsequent years, up to 5 years. No deferred tax assets have been recognized for this tax loss due to uncertainty of future profit.

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 AND CASH EQUIPVALENTS

	As at 30 September 2026 VND	As at 01 January 2026 VND
Cash on hand	205.528.076	211,496,086
Bank demand deposits	5,745,896,838	8,405,368,796
In which:		
Ho Chi Minh City Development Joint Stock Commercial Bank	*4,485,952,603*	*4,482,849,184*
Kien Long Joint Stock Commercial Bank	*1,101,192,376*	*3,762,056,134*
Others	*158,751,859*	*160,463,478*
	5,951,424,914	**8,616,864,882**
In which:		
Balance with related parties (Details in Note 30)	-	**3,762,056,134**

5. SHORT-TERM TRADE RECEIVABLES

	As at 30 September 2026 VND	As at 01 January 2026 VND
Receivables from customers buying apartments of Sunshine Center project	42,396,851,271	42,396,851,271
Receivables from project management fees	-	28,219,000,000
Others	3,286,117,804	18,182,403
	45,682,969,075	**70,634,033,674**
Short-term trade receivables from related parties (Details in Note 30)	**735,300,000**	**28,219,000,000**

6. SHORT-TERM ADVANCES TO SUPPLIERS

	As at 30 September 2026 VND	As at 01 January 2026 VND
THH Decor Joint Stock Company	2,829,396,548	2,829,396,548
BZ Joint Stock Company	530,850,000	530,850,000
Others	2,618,519,091	1,909,695,938
	5,978,765,639	**5,269,942,486**

7. INVENTORIES

	As at 30 September 2026 VND	As at 01 January 2026 VND
Work in progress of Villas at the Nobel Service and Low-rise Housing project	132,264,935,559	132,264,935,559
Work in progress of Sunshine Center project (i)	90,873,487,751	90,873,487,751
	223,138,423,310	**223,138,423,310**

(i) Represent work in progress of apartments under the Sunshine Center project. On 30 Sep 2026, these assets will be used as collateral for the obligations of a third party to Vikki Digital Bank Limited

8. PREPAYMENTS

	As at 30 September 2026 VND	As at 01 January 2026 VND
a. Current		
Others	-	138,908,348
	-	**138,908,348**
b. Non-current		
Others	45,404,041	85,031,312
	45,404,041	**85,031,312**

9. INCREASES, DECREASES IN TANGIBLE FIXED ASSETS

	Buildings, structures	Motor vehicles	Office equipment	Total
	VND	VND	VND	VND
COST				
As at 01 January 2026	7,424,637,483	51,089,945,454	162,500,000	58,677,082,937
As at 30 September 2026	7,424,637,483	51,089,945,454	162,500,000	58,677,082,937
ACCUMULATED DEPRECIATION				
As at 01 January 2026	424,264,999	48,332,950,824	162,500,000	48,919,715,823
Charge for the period	159,099,375	445,002,612	-	604,101,987
As at 30 September 2026	583,364,374	48,777,953,436	162,500,000	49,523,817,810
NET BOOK VALUE				
As at 01 January 2026	7,000,372,484	2,756,994,630	-	9,757,367,114
As at 30 September 2026	6,841,273,109	2,311,992,018	-	9,153,265,127

The cost of the Company's fixed assets as at 30 September 2026 includes VND 5,508,695,454 (as at 31 December 2025: VND 5,508,695,454) of assets which have been fully depreciated but are still in use.

The fixed asset which is the swimming pool under the Sunshine Center Project with the carrying amount as at 30 September 2026 of VND 6,841,273,109 are pledged to secure a third party's obligations to Vikki Digital Bank Limited.

10. INCREASES, DECREASES IN INTANGIBLE FIXED ASSET

	Land use rights	Computer software	Total
	VND	VND	VND
COST			
As at 01 January 2026	7,698,160,000	1,000,000,000	8,698,160,000
Additions	-	795,140,000	795,140,000
As at 30 September 2026	7,698,160,000	1,795,140,000	9,493,300,000
ACCUMULATED AMORTISATION			
As at 01 January 2026	-	1,000,000,000	1,000,000,000
Charge for the period	-	132,523,332	132,523,332
As at 30 September 2026	-	1,132,523,332	1,132,523,332
NET BOOK VALUE			
As at 01 January 2026	7,698,160,000	-	7,698,160,000
As at 30 September 2026	7,698,160,000	662,616,668	8,360,776,668

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

Intangible fixed assets as at 30 September 2026 include certain assets that have been fully amortized but are still in use, with a historical cost of VND 1,000,000,000 (as at 31 December 2025: VND 1,000,000,000).

11. INCREASES, DECREASES IN INVESTMENT PROPERTIES

INVESTMENT PROPERTIES HELD TO EARN RENTALS

	Buildings and structures	Others	Total
	VND	VND	VND
COST			
As at 01 January 2026	**120,155,843,529**	**1,833,485,455**	**121,989,328,984**
As at 30 September 2026	**120,155,843,529**	**1,833,485,455**	**121,989,328,984**
ACCUMULATED DEPRECIATION			
As at 01 January 2026	**49,666,036,492**	**1,816,325,520**	**51,482,362,012**
Charge for the period	1,590,537,726	17,159,935	1,607,697,661
As at 30 September 2026	**51,256,574,218**	**1,833,485,455**	**53,090,059,673**
NET BOOK VALUE			
As at 01 January 2026	**70,489,807,037**	**17,159,935**	**70,506,966,972**
As at 30 September 2026	**68,899,269,311**	**-**	**68,899,269,311**

Details of investment properties are as follows:

Unit: VND

	As at 30 September 2026		As at 01 January 2026	
	Cost	Net book value	Cost	Net book value
Villas and furniture in Vuon Dao villa area inTay Ho Ward, Hanoi	66,088,046,682	49,499,810,128	66,088,046,682	50,587,879,417
Investment property of Sunshine Center project	55,901,282,302	19,399,459,183	55,901,282,302	19,919,087,555
- The 4st basement of Sunshine Center project in Tu Liem, Hanoi	*24,249,323,982*	*19,399,459,183*	*24,249,323,982*	*19,919,087,555*
- The 1st floor commercial floor of the Sunshine Center project in Tu Liem, Hanoi	*31,651,958,320*	-	*31,651,958,320*	-
	121,989,328,984	**68,899,269,311**	**121,989,328,984**	**70,506,966,972**

The Company has mortgaged the investment properties in the Sunshine Center Project with the historical cost and carrying amount as at 30 September 2026 of VND 55,901,282,302 and VND 19,399,459,183

respectively to secure the obligations of a third party to Vikki Digital Bank Limited (as at 31 December 2025: VND 55,901,282,302 and VND 19,919,087,555).

The cost of investment properties as at 30 September 2026 includes VND 33,485,443,775 (as at 31 December 2025: VND 33,167,011,957) which have been fully depreciated but are still in use.

Fair value of investment properties

According to VAS No. 05 - *Investment Properties*, fair value of investment properties as at 30 September 2025 is required to be disclosed. At the time of issuance of the separate financial statements, the Company has not re-evaluated the fair value of investment properties because there is no specific guidance on determining the fair value of investment properties. In order to determine the fair value, the Company would require an independent consultancy company to perform the valuation. At present, the Company has not found a suitable consultantcy company yet.

12. CONSTRUCTION IN PROGRESS

	As at 30 September 2026 VND	As at 01 January 2026 VND
Sunshine Center Project (i)	128,069,257,807	127,982,942,807
	128,069,257,807	**127,982,942,807**

(i) Represents the value of areas owned by the Project owner including office space, commercial floors that have not been finished yet and related assets under Sunshine Center project. As at 30 Sep 2026, these assets are being used as collateral for the obligations of a third party to Vikki Digital Bank Limited

13. LONG-TERM FINANCIAL INVESTMENT

	As at 30 September 2026 VND		As at 01 January 2026 VND	
	Cost	Provision	Cost	Provision
Investments in subsidiaries				
Hung Thinh Phat Housing Investment Company Limited	2,454,450,000,000	-	2,454,450,000,000	-
Xuan La Construction Investment Joint Stock Company	756,600,000,000	-	756,600,000,000	-
Anh Duong Star Joint Stock Company	473,475,000,000	(111,085,382,288)	473,475,000,000	(105,492,925,389)
Long Bien Construction Investment Joint Stock Company	542,000,000,000	-	542,000,000,000	-
	4,226,525,000,000	**(111,085,382,288)**	**4,226,525,000,000**	**(105,492,925,389)**
Investments in associates				
Sunshine Tay Ho Joint Stock Company	450,000,000,000	-	450,000,000,000	-
	450,000,000,000	**-**	**450,000,000,000**	**-**

The Company has not assessed fair value of its financial investments as at the balance sheet date since there is no comprehensive guidance of relevant prevailing regulations on determination of fair value of these financial investments.

Details of financial performance of subsidiaries and an associate are as follows:

	Quarter 3 2026	Quarter 3 2025
Subsidiaries		
Hung Thinh Phat Housing Investment Company Limited	Operating at loss	Operating at loss
Xuan La Construction Investment Joint Stock Company	Operating at loss	Operating at profit
Anh Duong Star Joint Stock Company	Operating at loss	Operating at loss
Long Bien Construction Investment Joint Stock Company	Operating at profit	Operating at profit
Associate		
Sunshine Tay Ho Joint Stock Company	Operating at profit	Operating at loss

Significant transactions and balances between the Company and its subsidiaries and associates are detailed in Note 30.

14. SHORT-TERM TRADE PAYABLES

	As at 30 September 2026 Amount/Amount able to be paid off VND	As at 01 January 2026 Amount/Amount able to be paid off VND
SCG Construction Group Joint Stock Company	25,955,759	5,445,955,759
S-Decoro Joint Stock Company	1,204,054,798	1,204,054,798
Vietcolor Travel Company Limited	1,980,000,000	-
Unicloud Technology Group Joint Stock Company	-	735.199.789
Others	3,925,489,906	1,804,934,923
	7,135,500,463	**9,190,145,269**
In which:		
Short-term trade payables to related parties (Details in Note 30)	**2,959,032,698**	**7,623,202,645**

15. SHORT-TERM ADVANCES FROM CUSTOMERS

	As at 30 September 2026 VND	As at 01 January 2026 VND
Others	312,445,697	312,445,697
	312,445,697	**312,445,697**

16. TAXES AND OTHER RECEIVABLES FROM/PAYABLES TO THE STATE BUDGET

	As at 01 January 2026	Payable during the year	Paid/offset during the year	As at 30 September 2026
	VND	VND	VND	VND
a. Receivables				
Corporate income tax	199,615,476	111,341,931	-	88,273,545
Other taxes	-	117,284,737	128,389,779	11,105,042
	199,615,476	**228,626,668**	**128,389,779**	**99,378,587**
b. Payables				
Value added tax	3,750,246,838	783,894,560	4,534,141,398	-
Personal income tax	3,398,111,665	3,819,917,466	5,317,518,294	1,900,510,837
	7,148,358,503	**4,603,812,026**	**9,851,659,692**	**1,900,510,837**

17. ACCRUED EXPENSES

	As at 30 September 2026	As at 01 January 2026
	VND	VND
a. Short-term accrued expenses		
Penalty for late transfer	7,540,275,153	7,540,275,153
Accruals for estimated cost of sales of real estate products, temporary increase in fixed assets and investment properties	1,337,972,054	2,011,928,535
Land tax accrued expenses	1,131,747,871	773,640,913
Interest expense	5,589,041,096	-
Other accrued expenses	1,220,490,454	3,437,560,682
	16,819,526,628	**13,763,405,283**
In which:		
Short-term accrued expense to related parties (Details in Note 30)	-	**335,202,273**
b. Long-term accrued expenses		
Land tax accrued expenses	24,812,176,463	25,170,283,421
Interest expense	11,990,334,247	78,904,110
	36,802,510,710	**25,249,187,531**
Long-term accrued expense to related parties (Details in Note 30)	**11,990,334,247**	**78,904,110**

18. OTHER SHORT-TERM PAYABLES

	As at 30 September 2026	As at 01 January 2026
	VND	VND
Sunshine Center maintenance fund (i)	16,141,758,523	17,450,465,517
Others	1,742,212,721	1,795,248,109
	17,883,971,244	**19,245,713,626**

(i) As at 30 September 2026, payables for Sunshine Center building maintenance fund include:

- The maintenance funds are collected from the buyers of handed over apartments of the Sunshine Center Project. Maintenance cost is determined at the rate of 2% of the selling price excluding value added tax.

- Interest received when opening a bank account to track the maintenance fund that the Company has collected from customers buying apartments under Sunshine Center Project.

- The maintenance fee for the area the Company retains and uses, needs to be transferred to the Management Board of the apartment building under the Sunshine Center Project. This maintenance fund is determined by 2% of the rental area value calculated according to the selling price of the highest priced apartment under the Sunshine Center Project at the time of putting into use.

These amounts will be transferred to the Building Management Boards after these Boards are established.

19. LOAN

a) SHORT-TERM LOAN

	As at 01 January 2026	In the period		As at 30 September 2026
	VND		VND	VND
	Amount/Amount able to be paid off	Increases	Decreases	Amount/Amount able to be paid off
Duong Van One Member Company Limited	-	240,000,000,000	-	240,000,000,000
	-	**240,000,000,000**	**-**	**240,000,000,000**

The unsecured loan with Duong Van One Member Company Limited bears an interest rate of 10% per annum, the term is 12 months. Interest is payable upon maturity of the loan.

b) LONG-TERM LOAN

	As at 01 January 2026	In the period		As at 30 September 2026
	VND		VND	VND
	Amount/Amount able to be paid off	Increases	Decreases	Amount/Amount able to be paid off
Anh Duong Star Joint Stock Company	180,000,000,000	49,500,000,000	-	229,500,000,000
	180,000,000,000	**49,500,000,000**	**-**	**229,500,000,000**

The unsecured loan with Anh Duong Star Joint Stock Company bears an interest rate of 8% per annum, the term is 24 months. Interest is payable upon maturity of the loan.

20. OWNERS' EQUITY

Changes in Owners' equity

	Owners' contributed capital	Share Premium	Retained earnings	Total
	VND	VND	VND	VND
As at 01 January 2025	**3,750,000,000,000**	**(320,509,091)**	**1,180,899,406,828**	**4,930,578,897,737**
Profit for the year	-	-	(103,004,963,898)	(103,004,963,898)
As at 01 January 2026	**3,750,000,000,000**	(320,509,091)	**1,077,894,442,930**	**4,827,573,933,839**
Dividents (i)	-	-	(243,750,000,000)	(243,750,000,000)
Profit for the period	-	-	(77,469,881,084)	(77,469,881,084)
As at 30 September 2026	**3,750,000,000,000**	**(320,509,091)**	**756,674,561,846**	**4,506,354,052,755**

(i) Pursuant to Resolution No. 01/2026/SSH/NQ-DHDCD of the 2026 Annual General Meeting of Shareholders dated 16 May 2026, the General Meeting of Shareholders of the Company approved the payment of cash dividends from the 2025 undistributed profit after tax in the amount of VND 243,750,000,000. The final record date was 26 June 2026 and the dividend payment was made on 10 July 2026.

Shares

	As at 30 September 2026	As at 01 January 2026
Number of shares issued to the public	375,000,000	375,000,000
Ordinary shares	*375,000,000*	*375,000,000*
Number of outstanding shares in circulation	375,000,000	375,000,000
Ordinary shares	*375,000,000*	*375,000,000*

An ordinary share has par value of VND 10,000.

Charter capital

According to the 17th amendment of Enterprise Registration Certificate dated 22 May 2026, the Company's charter capital is VND 3,750,000,000,000 (as at 31 December 2023: VND 3,750,000,000,000). As at 30 September 2026, the charter capital has been fully contributed by the shareholders as follows:

	Contributed capital			
	As at 30 September 2026		As at 01 January 2026	
	VND	%	VND	%
Sunshine Group Joint Stock Company	3,748,670,700,000	99.96	3,748,670,700,000	99.96
Others	1,329,300,000	0.04	1,329,300,000	0.04
	3,750,000,000,000	**100.00**	**3,750,000,000,000**	**100.00**

21. BUSINESS AND GEOGRAPHY SEGMENT

The Company's main business is real estate business. During the year, the Company had no other material business activities. The financial information presented on the balance sheet as at 30 September 2026 and the revenue and expenses presented on the income statement for the year ended 31 December 2025 only relates to real estate business. Accordingly, the Company does not make segment reports by business field.

The Company has no other business activities outside of Vietnam for the current and prior year; therefore, the Company does not prepare a business segment report by geographical area.

22. REVENUE FROM GOODS SOLD AND SERVICES RENDERED

	Quarter 3 2026 VND	Quarter 3 2025 VND
Revenue from project management fees	-	25,455,803,475
Revenue from real estate business	-	1,006,961,612
Others	2,537,444,445	1,657,671,716
	2,537,444,445	**28,120,436,803**
In which:		
Revenue from related parties (as presented in Note 30)	**290,171,717**	**24,352,444,443**

23. COST OF SALES

	Quarter 3 2026 VND	Quarter 3 2025 VND
Cost of project management fees	-	23,225,813,881
Cost of real estate leasing activities	-	899,797,837
Others	1,027,851,732	1,071,733,125
	1,027,851,732	**25,197,344,843**

24. FINANCIAL INCOME

	Quarter 3 2026 VND	Quarter 3 2025 VND
Interest income	6,416,172	4,885,019
	6,416,172	**4,885,019**

25. FINANCIAL EXPENSES

	Quarter 3 2026 VND	Quarter 3 2025 VND
Reversal of provision for investment losses	(3,417,276,201)	-
Interest expenses from use of maintenance fund	24,157,999	18,358,844
Interest expenses from loans	10,006,224,658	-
Other	100,000	
	6,613,216,456	**18,258,844**
In which:		
Revenue from related parties (as presented in Note 30)	**4,417,183,562**	

26. SELLING AND GENERAL AND ADMINISTRATION EXPENSES

	Quarter 3 2026	Quarter 3 2025
	VND	VND
Labour cost	16,348,861,246	384,163,901
Depreciation and amortisation	135,584,505	174,893,792
Out-sourced service expenses	2,492,979,623	412,510,229
Other expenses	599,828,844	134,000,216
	19,577,254,218	**1,105,568,138**

27. OTHER EXPENSES

	Quarter 3 2026	Quarter 3 2025
	VND	VND
Others	999,996	20,954,650
	999,996	**20,954,650**

28. CORPORATE INCOME TAX

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

	Quarter 3 2026	Quarter 3 2025
	VND	VND
Corporate income tax expense based on taxable profit in the current period	-	**594,343,229**

29. COMMITMENTS

Commitment related to construction investment activities

The Company has signed contracts for the design, consultancy and construction of Sunshine Center Project with S-Homes Real Estate Business Trading Investment Joint Stock Company and other contractors with a total amount committed under the contract and its amendments but not yet paid as at 30 September 2026 of about VND 2.4 billion (as at 31 December 2025: approximately 6.5 billion VND).

30. RELATED PARTY TRANSACTIONS AND BALANCES

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

Related parties	Relationship
Sunshine Group Joint Stock Company	Parent company
SCG Construction Group Joint Stock Company	Entity related to key management member
Unicloud Technology Group Joint Stock Company	Entity related to key management member /Affiliate
Sunshine Mart Service and Trading Business Company Limited	Entity related to key management member /Affiliate
S-Service Management & Operation Joint Stock Company	Entity related to key management member /Affiliate
Saigon Sunshine Group Joint Stock Company	Entity related to key management member
Hung Thinh Phat Housing Investment Company Limited	Direct subsidiary
Xuan Dinh Construction Investment Joint Stock Company	Indirect subsidiary
Long Bien Construction Investment Joint Stock Company	Direct subsidiary
Xuan La Construction Investment Joint Stock Company	Direct subsidiary
Anh Duong Star Joint Stock Company	Direct subsidiary
S-Decoro Joint Stock Company	Entity related to key management member
ODE Media and Entertainment Group Joint Stock Company	Entity related to key management member
Noblex Technology & Finance Group Joint Stock Company	Entity related to key management member
Kien Long Commercial Joint Stock Bank	Entity related to key management member (no longer related party since 12 June 2026

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

Related parties	Description	Quarter 3 2026	Quarter 3 2025
		VND	VND
Revenue from service renderred (Note 22)		**290,171,717**	**24,352,444,443**
Xuan La Construction Investment Joint Stock Company	Revenue from project management fees	-	22,560,000,000
Xuan Dinh Construction Investment Joint Stock Company	Revenue from project management fees	-	1,375,000,000
Saigon Sunshine Group Joint Stock Company	Revenue from car rental	194,444,444	194,444,444
S-Service Management & Operation Joint Stock Company	Revenue from real estate rental	95,727,273	222,999,999
Purchases of goods and services		**1,138,484,372**	**1,220,621,198**
S-Service Management & Operation Joint Stock Company	Operating costs and maintenance costs	1,000,973,972	725,866,522
Unicloud Technology Group Joint Stock Company	Costing of information technology system administration and server rental	-	66,378,000
Sunshine Mart Service and Trading Business Company Limited	Costs of catering service, vouchers, stationery	-	314,976,676
Saigon Sunshine Group Joint Stock Company	Office rent cost	-	113,400,000
ODE Media and Entertainment Group Joint Stock Company	Cost for printing publications	137,510,400	-
Service fees paid on behaft		**273,238,000**	**247,104,000**
S-Service Management & Operation Joint Stock Company	Service fees paid on behaft	273,238,000	247,104,000
Financial expenses		**4,417,183,562**	-
Anh Duong Star Joint Stock Company	Loan interest	4,417,183,562	
Loan proceeds		**19,400,000,000**	-
Anh Duong Star Joint Stock Company	Loan Principal	19,400,000,000	-

Significant related party balances as at the Statement of financial position date were as follows:

Related parties	Description	As at 30 September 2026	As at 01 January 2026
		VND	VND
Cash and cash equipvalents (Note 04)		-	**3,762,056,134**
Kien Long Commercial Joint Stock Bank	Cash	No longer a related party	3,762,056,134
Short-term receivables (Note 05)		**735,300,000**	**28,219,000,000**
Long Bien Construction Investment Joint Stock Company	Project Management Fee Receivables	-	14,427,200,000
Xuan La Construction Investment Joint Stock Company	Project Management Fee Receivables	-	11,426,800,000
Anh Duong Star Joint Stock Company	Project Management Fee Receivables	-	261,800,000
Xuan Dinh Construction Investment Joint Stock Company	Project Management Fee Receivables	-	2,103,200,000
Saigon Sunshine Group Joint Stock Company	Receivables from car rental services	630,000,000	-
S-Service Management & Operation Joint Stock Company	Receivables from real estate leasing activities	105,300,000	
Short-term trade payables (Note 14)		**2,959,032,698**	**7,623,202,645**
S-Decoro Joint Stock Company	Payables for costs of interior finishings	1,204,054,798	1,204,054,798
Sunshine Mart Service and Trading Business Company Limited	Payables for costs of catering service	-	106,366,219
SCG Construction Group Joint Stock Company	Payables for construction	25,955,759	5,445,955,759
Unicloud Technology Group Joint Stock Company	Payables for S-HRM software costs	-	735,199,789
S-Service Management & Operation Joint Stock Company	Payables for operating costs of project	1,141,994,909	131,626,000
Saigon Sunshine Group Joint Stock Company	Payables for car rental expenses	438,516,000	-
ODE Media and Entertainment Group Joint Stock Company	Payables for printing services	148,511,232	-
Short-term accrued expenses (Note 17.a)		-	**335,202,273**
ODE Media and Entertainment Group Joint Stock Company	Accruals for costs of calender printing	-	58,534,780
S-Service Management & Operation Joint Stock Company	Accruals for service operating costs	-	85,742,566
Sunshine Mart Service and Trading Business Company Limited	Accruals for cost of vouchers, gifts	-	190,924,927

Significant related party balances as at the Statement of financial position date were as follows:

Related parties	Description	As at 30 September 2026 VND	As at 01 January 2026 VND
Long-term accrued expenses (Note 17.b)		**11,990,334,247**	**78,904,110**
Anh Duong Star Joint Stock Company	Accrued for loan interest	11,990,334,247	78,904,110
Long-term loans (Note 19)		**229,500,000,000**	**180,000,000,000**
Anh Duong Star Joint Stock Company	Loan principal	229,500,000,000	180,000,000,000

Do Ngoc Anh	**Nguyen Ha Anh**	**Dinh Chi Hieu**
Preparer	**Chief Accountant**	**Chief Executive Officer/ Legal representative**
		30 Oct 2026