

**SUNSHINE HOMES DEVELOPMENT
JOINT STOCK COMPANY**

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No: 11...../2025/SSH-CBTT

Ha Noi, January 24, 2025

**To: Hanoi Stock Exchange
Shareholders**

Name of company: SUNSHINE HOMES DEVELOPMENT JOINT STOCK COMPANY

Address of headoffice: 9th Floor, Sunshine Center Building, No.16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City.

Telephone: 0247 302 5888

Website: <https://ssh.vn>

The person responsible for information disclosure: Ms. Nguyen Thi Phuong Loan – Person authorized to disclose information.

Type of information disclosure:

☒ Periodic

☐ Extraordinary

☐ 24h

☐ Other

Contents of disclosure:

Sunshine Homes Development Joint Stock Company announces the report on corporate governance in 2024.

This information was published on the company's website on January 24, 2025, at the link: <https://ssh.vn/bao-cai-quan-tri-cong-ty/>.

We hereby certify that the information provided is true and correct and we bear the full responsibility to the law. *f in*

Recipients:

- As above.

PERSON AUTHORIZED TO DISCLOSE INFORMATION *luo*



NGUYEN THI PHUONG LOAN

**SUNSHINE HOMES DEVELOPMENT
JOINT STOCK COMPANY**

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No: *12*.../2025/BCTHQT-SSH

Ha Noi, January [*24*], 2025

REPORT ON CORPORATE GOVERNANCE

(2024)

To: - State Securities Commission of Vietnam;
- Hanoi Stock Exchange.

- Name of company: SUNSHINE HOMES DEVELOPMENT JOINT STOCK COMPANY

- Address of headoffice: 9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City

- Telephone: 0247.302.5888

Email: info@ssh.vn

- Charter capital: VND 3,750,000,000,000

- Stock symbol: SSH

- Governance model: General Meeting of Shareholders, Board of Directors, Board of Supervisors, General Director.

- The implementation of internal audit: Implemented.

I. ACTIVITIES OF THE GENERAL MEETING OF SHAREHOLDERS

Information on meetings, resolutions and decisions of the General Meeting of Shareholders (including the resolutions of the General Meeting of Shareholders approved in the form of written comments):

No.	Resolution/Decision No.	Date	Content
1	01/2024/NQ-ĐHĐCĐ	April 13, 2024	Resolution of the Annual General Meeting of Shareholders, approving the contents of the 2024 Annual General Meeting of Shareholders.

II. BOARD OF DIRECTORS (ANNUAL REPORT):

1. Information about the members of the Board of Directors ("BOD"):

No.	Board of Directors' members	Position (Independent members of the Board of Directors, Non-executive members of the Board of Directors)	The date becoming/ceasing to be the member of the Board of Directors	
			Date of appointment	Date of dismissal
1.	Mr. Do Anh Tuan	Chairman	June 16, 2021	
2.	Ms. Do Thi Dinh	Member	June 16, 2021	
3.	Ms. Nguyen Thi Hong Hanh	Member	June 16, 2021	
4.	Mr. Nguyen Xuan Anh	Non-Executive Member	October 23, 2020	
5.	Mr. Nguyen Viet Hai	Independent Member	May 20, 2023	

2. Meetings of the Board of Directors:

No.	Board of Director' member	Number of meetings attended by Board of Directors	Attendance rate	Reasons for absence
1	Mr. Do Anh Tuan	16/16	100%	
2	Ms. Do Thi Dinh	16/16	100%	

No.	Board of Director' member	Number of meetings attended by Board of Directors	Attendance rate	Reasons for absence
3	Ms. Nguyen Thi Hong Hanh	16/16	100%	
4	Mr. Nguyen Xuan Anh	16/16	100%	
5	Mr. Nguyen Viet Hai	16/16	100%	

3. Supervising the Board of General Directors by the Board of Directors:

In 2024, the BOD carried out the supervision of the Board of Management in accordance with the Company's Charter and internal governance regulations. Specifically, the BOD conducted supervision and provided direction to the Board of Management in the following activities:

- Conducted the 2024 Annual General Meeting of Shareholders on April 13, 2024;
- Supervising the full implementation of:
 - The Company's semi-annual governance report for the first half of 2024
 - Prepared the Company's Financial Reports in accordance with regulations
 - The 2023 Annual Report
- Implementing the Company's investment strategies;
- Supervising the implementation of Resolutions/Decisions issued by the General Meeting of Shareholders and the BOD;
- Discussing and evaluating the performance of the Executive Board and reporting to the General Meeting of Shareholders at the annual meeting;
- Supervising business operations: The BOD supervises the Company's business activities within the Board's authority;
- Supervising and directing information disclosure to ensure transparency and timeliness in compliance with legal regulations.

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

5. Resolutions/Decisions of the Board of Directors (annual report):

No.	Resolution/Decision No.	Date	Content	Approval rate
-----	-------------------------	------	---------	---------------

1.	01/2024/SSH/NQ-HDQT	January 9, 2024	Resolution of the BOD on approving the Policy on Signing the Security Services Agreement between Sunshine Homes Development Joint Stock Company and S-Service Management & Operation Joint Stock Company	100%
2.	04/2024/SSH/NQ-HDQT	February 20, 2024	Resolution of the BOD on approving the Record Date for Exercising the Right to Attend the 2024 Annual General Meeting of Shareholders	100%
3.	02/2024/SSH/NQ-HDQT	March 13, 2024	Resolution of the BOD on approving the Policy to Sign a Sales Agreement between Sunshine Homes Development Joint Stock Company and S-Homes Real Estate Investment and Business Joint Stock Company	100%
4.	03/2024/SSH/NQ-HDQT	March 22, 2024	Resolution of the BOD on approving the Agenda and Documents for the 2024 Annual General Meeting of Shareholders	100%
5.	05/2024/SSH/NQ-HDQT	April 12, 2024	Resolution of the BOD on approving the amendments and addition to the Documents for the 2024 Annual General Meeting of Shareholders	100%
6.	06/2024/SSH/NQ-HDQT	May 20, 2024	Resolution of the BOD on approving the appointment of the Company's Chief Financial Officer	100%
7.	07/2024/SSH/NQ-HDQT	May 30, 2024	Resolution of the BOD on approving the Construction Contract with SCG Construction Group Joint Stock Company	100%
8.	08/2024/SSH/NQ-HDQT	July 12, 2024	Resolution of the BOD on approving the Policy to Sign a Construction Contract with S-Decoro Joint Stock Company	100%
9.	08A/2024/SSH/NQ-HDQT	September 5, 2024	Resolution of the BOD on approving Transactions Related to Loans, Secured Assets, and Investments by the Company's Subsidiaries	100%

10.	09/2024/SSH/NQ - HĐQT	September 11, 2024	Resolution of the BOD on approving the Policy to Sign a Contract for the Supply, Installation, and Configuration of Centralized Video Storage Equipment between the Company and Nanochip Technology Joint Stock Company	100%
11.	10/2024/SSH/NQ-HĐQT	October 31, 2024	Resolution of the BOD on approving the use of the Company's assets as security for obligations at Ho Chi Minh City Development Joint Stock Commercial Bank (HDBank).	100%
12.	11/2024/SSH/NQ-HĐQT	November 14, 2024	Resolution of the BOD on approving the Policy to Form a Partnership with Sunshine Sky Villa Joint Stock Company	100%
13.	12/2024/SSH/NQ-HĐQT	November 15, 2024	Resolution of the BOD on approving the authorization for Xuan Dinh Construction Investment Joint Stock Company – an indirect subsidiary of the Company – to use its owned assets as collateral for the obligations of Sunshine Marina Joint Stock Company at Vietnam Prosperity Joint Stock Commercial Bank (VPBank).	100%
14.	13/2024/SSH/NQ-HĐQT	December 2, 2024	Resolution of the BOD on approving the Implementation of the Plan to Acquire Shares in Long Bien Construction Investment Joint Stock Company, as Presented in Proposal No. 08/SSH/TTTr-HĐQT Approved by the 2024 Annual General Meeting of Shareholders on April 13, 2024	100%
15.	14/2024/SSH/NQ-HĐQT	December 4, 2024	Resolution of the BOD on approving Adjustments to the Cooperation Agreement for the Operation of the Swimming Pool at the Sunshine Center Project	100%
16.	15/2024/SSH/NQ-HĐQT	December 28, 2024	Resolution of the BOD on approving the Management Consulting Service Agreement between Sunshine Homes Development Joint Stock Company and Long Bien Construction Investment Joint Stock Company	100%

III. BOARD OF SUPERVISORS (ANNUAL REPORT):

1. Information about members of Board of Supervisors:

No.	Members of Board of Supervisors	Position	The date becoming/ceasing to be the member of the Board of Supervisors	Qualification
1	Ms. Nguyen Thi Thu Thuy	Head of the Board of Supervisors	Appointed on October 23, 2020	Bachelor of Economics - Academy of Finance
2	Mr. Tran Dang Khoa	Member	Appointed on October 23, 2020	Bachelor of Accounting - National Economics University
3	Ms. Le Thi Thu Giang	Member	Appointed on May 20, 2023	Bachelor of General Law - Hanoi Law University Bachelor of Auditing - National Economics University

2. Meetings of Board of Supervisors:

No.	Members of Board of Supervisors	Number of meetings attended	Attendance rate	Voting rate	Reasons for absence
1	Ms. Nguyen Thi Thu Thuy	02/02	100%	100%	
2	Mr. Tran Dang Khoa	02/02	100%	100%	
3	Ms. Le Thi Thu Giang	02/02	100%	100%	

3. Supervising Board of Directors, Board of General Directors and shareholders by Board of Supervisors or Audit Committee:

In 2024, the Supervisory Board carried out its supervisory activities over the BOD and the Board of Management in accordance with legal regulations, the Company's Charter, and internal governance regulations. Specifically, the Supervisory Board conducted the following supervisory activities over the BOD and the Board of Management:

- Reviewed and monitored the compliance of the BOD and the Board of Management with legal regulations, the Company's Charter, and internal governance regulations;
- Examined and verified the quarterly and semi-annual financial statements to assess the accuracy and reasonableness of the financial data, ensuring compliance with Vietnam's current accounting standards, regulations, and financial policies;
- Monitored compliance with the information disclosure requirements of SSH according to legal regulations;
- Evaluated and supervised the implementation of policies and processes related to risk management to ensure compliance with legal regulations;
- Reviewed and verified significant transactions of SSH with related parties.

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

- The Supervisory Board always proactively coordinates closely with the BOD and the Board of Management;
- The Supervisory Board receives all necessary information about BOD meetings and the Company's business plans for the period;
- The Supervisory Board and the BOD regularly cooperate in ensuring compliance with the Company's internal regulations and legal requirements.

5. Other activities of the Board of Supervisors (if any): None

IV. BOARD OF MANAGEMENT

No.	Members of Board of Management	Date of birth	Qualification	Date of appointment/ dismissal of members of the Board of Management
1.	Ms. Do Thi Dinh – Chief Executive Officer	December 26, 1983	Bachelor of Finance - Academy of Finance	Appointed on June 16, 2021
2.	Ms. Nguyen Thi Hong Hanh – Deputy General Director	July 17, 1983	Master of Business Administration – Delaware State University (USA)	Appointed on June 16, 2021
3.	Ms. Nguyen Thi Thanh Ngoc – Deputy General Director	April 13, 1977	Architect	Appointed on October 18, 2021

4.	Mr. Phan Ich Long – Deputy General Director	August 22, 1985	Civil Engineer	Appointed on May 18, 2023
5.	Mr. Cao Phi Hung – General	February 25, 1993	Bachelor of Finance – Banking	Appointed on May 20, 2024

V. CHIEF ACCOUNTANT

Name	Date of birth	Qualification	Date of appointment/ dismissal
Ms. Nguyen Thi Phuong Loan	December 27, 1985	Bachelor of Accounting and Auditing	Appointed on October 30, 2020

VI. TRAINING COURSES ON CORPORATE GOVERNANCE

Training courses on corporate governance were involved by members of Board of Directors, the Board of Supervisors, Director (General Director), other managers and secretaries in accordance with regulations on corporate governance: None

VII. THE LIST OF AFFILIATED PERSONS OF THE PUBLIC COMPANY (ANNUAL REPORT) AND TRANSACTIONS OF AFFILIATED PERSONS OF THE COMPANY

1. The list of affiliated persons of the Company

No.	Name of organization/individual	Securities trading account (if any)	Position at the Company (if any)	NSH No.*, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
1	Mr. Do Anh Tuan	047C299999	Chairman of the Board of Directors			June 16, 2021			Internal Person / Shareholder owning 10%

No.	Name of organization/individual	Securities trading account (if any)	Position at the Company (if any)	NSH No.*, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
									or more voting shares
2	Ms. Do Thi Dinh	047C666666	Board Member/ CEO/Legal Representative			June 16, 2021			Internal Person
3	Ms. Nguyen Thi Hong Hanh		Board Member/ Deputy CEO			June 16, 2021			Internal Person
4	Mr. Nguyen Xuan Anh		Non-Executive			October 23, 2020			Internal Person

No.	Name of organization/individual	Securities trading account (if any)	Position at the Company (if any)	NSH No.*, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
			Board Member						
5	Mr. Nguyen Viet Hai		Independent Board Member			May 20, 2023			Internal Person
6	Ms. Nguyen Thi Thanh Ngoc		Deputy CEO			October 18, 2021			Internal Person

No.	Name of organization/individual	Securities trading account (if any)	Position at the Company (if any)	NSH No.*, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
7	Mr. Phan Ich Long		Deputy CEO			May 18, 2023			Internal Person
8	Mr. Cao Phi Hung		Chief Financial Officer			May 20, 2024		Appointed according to Board Resolution No. 06/2024/SH/NQ-HĐQT	Internal Person
9	Mr. Vu Le Hieu		Head of Corporate Governance			December 26, 2023			Internal Person

No.	Name of organization/individual	Securities trading account (if any)	Position at the Company (if any)	NSH No.*, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
10	Ms. Nguyen Thi Phuong Loan		Chief Accountant/ Authorized Person for Information Disclosure			October 30, 2020			Internal Person
11	Ms. Nguyen Thi Thu Thuy		Head of the Supervisory Board			October 23, 2020			Internal Person
12	Mr. Tran Dang Khoa		Supervisory Board Member			October 23, 2020			Internal Person

No.	Name of organization/individual	Securities trading account (if any)	Position at the Company (if any)	NSH No.*, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
13	Ms. Le Thi Thu Giang		Supervisory Board Member			May 20, 2023			Internal Person
14	Hung Thinh Phat Investment House Limited Liability Company			0108325719 issued by the Hanoi Department of Planning and Investment on June 14, 2018	11th Floor, Sunshine Center Building, 16 Pham Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi	October 30, 2020			Subsidiary
15	Xuan Dinh Construction			0107565644 issued by the Hanoi	9th Floor, Sunshine Center	October 30, 2020			Indirect Subsidiary

No.	Name of organization/individual	Securities trading account (if any)	Position at the Company (if any)	NSH No.*, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
	Investment Joint Stock Company			Department of Planning and Investment on September 15, 2016	Building, 16 Pham Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi				
16	Xuan La Construction Investment Joint Stock Company			0107565651 issued by the Hanoi Department of Planning and Investment on September 15, 2016	4th Floor, Sunshine Center Building, 16 Pham Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi, Vietnam	February 16, 2022			Subsidiary
17	Anh Duong Star Joint Stock Company			0101358793 issued by the Hanoi Department of Planning and	SH03-01, R3 Building, Sunshine Riverside Project, Lot CT03A-CT in	April 29, 2022			Subsidiary

No.	Name of organization/individual	Securities trading account (if any)	Position at the Company (if any)	NSH No. *, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
				Investment on April 9, 2003	Parcel CT03, Nam Thang Long Urban Area, Phu Thuong Ward, Tay Ho District, Hanoi City, Vietnam				
18	Long Bien Construction Investment Joint Stock Company			0108715437 issued by the Hanoi Department of Planning and Investment on April 24, 2019	Control House, CT7 Lot, Nguyen Lam Street, Phuc Dong Ward, Long Bien District, Hanoi, Vietnam	December 2, 2024			Subsidiary
19	Sunshine Tay Ho Joint Stock Company			0108268436 issued by the Hanoi Department of Planning and	12th Floor, Sunshine Center Building, 16 Pham Hung, My Dinh 2	December 22, 2023			Directly affiliated company

No.	Name of organization/individual	Securities trading account (if any)	Position at the Company (if any)	NSH No.*, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
				Investment on May 9, 2018	Ward, Nam Tu Liem District, Hanoi, Vietnam				
20	Thien Hai Joint Stock Company			3400507953 issued by the Binh Thuan Department of Planning and Investment on December 21, 2007	257 19/4 Street, Xuan An Ward, Phan Thiet City, Binh Thuan Province	April 29, 2022	June 20, 2024	Thien Hai Joint Stock Company has increased its charter capital	No longer an indirect associate company

NSH* No.: ID card No./Passport No. (As for individuals) or Business Registration Certificate No., License on Operations or equivalent legal documents (As for organisations).

2. Transactions between the Company and its affiliated persons or between the Company and its major shareholder, internal persons and affiliated persons.

No.	Name of organization/individual	Relationship with the Company	NSH No.*, date of issue, place of issue	Address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/	Content, quantity, total value of transaction	Note
-----	---------------------------------	-------------------------------	---	---------	---------------------------------------	---	---	------

						Board of Directors (if any, specifying date of issue)		
1	Xuan La Construction Investment Joint Stock Company	Subsidiary	0107565651 issued by the Hanoi Department of Planning and Investment on September 15, 2016	4th Floor, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi	March 29, 2024 June 29, 2024 September 30, 2024 December 30, 2024 December 2, 2024	Resolution No. 11/2023/NQ-HĐQT dated June 23, 2023	Management service fee according to Contract No. 2306/HDDV/SSH- XUANLA signed on June 23, 2023, transaction value: VND 46,650,900,000 Xuan La Construction Investment Joint Stock Company pays dividends: transaction value of VND 499,081,799,361	
2	Anh Duong Star Joint Stock Company	Subsidiary	0101358793 issued by the Hanoi Department of Planning and Investment on April 9, 2003	SH03-01, R3 Building, Sunshine Riverside Project, Lot CT03A-CT in Parcel CT03, Nam Thang Long Urban Area, Phu Thuong Ward, Tay Ho District, Hanoi City, Vietnam	March 29, 2024 June 29, 2024 September 30, 2024 December 30, 2024	Resolution No. 15/2022/SSH/NQ- HĐQT dated June 29, 2022	Management service fee according to Contract No. 2906/HDNT/XDSS, transaction value: VND 11,340,700,000	
3	Long Bien Construction Investment Joint Stock Company	Subsidiary	0108715437 issued by the Hanoi Department of Planning and	CT7 Lot, Nguyen Lam Street, Phuc Dong Ward, Long Bien District, Hanoi	December 30, 2024	Resolution No. 15/2024/SSH/NQ- HĐQT	Management service fee under Contract No. 2812/2024/HDDV/SSH- LBC, transaction value: VND 14,638,000,000	

[illegible]

			Investment on March 2, 2017	Nam Tu Liem District, Hanoi City	2024	Resolution No. 20/2023/SSH/NQ- HDQT	Basement area rental contract No. 0201/2024/HDT/SSH- SSV dated January 2, 2024, transaction value: VND 319,090,908	
					2024	Resolution No. 3012/2019/NQ- HDQT/XDSS	Sunshine Center building management and operation costs, transaction value: VND 1,653,021,326	
					2024	Resolution No. 01/2024/SSH/NQ- HDQT	Security service fee according to Contract No. 0901/2024/HDDVBV/S SV-SSH, transaction value: VND 1,287,085,067	
					2024	Resolution No. 3012/2019/NQ- HDQT/XDSS	Common water operation cost, transaction value: VND 933,597,500	
7	Sunshine Mart Service and Trading Company Limited	The company with capital contribution from shareholders /related to key management personnel	0109334554 issued by the Hanoi Department of Planning and Investment on September 8, 2020	1st Floor, Sunshine Center Building, No. 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	2024	Resolution No. 3112/2020/NQ- HDQT/XDSS	Meal costs, vouchers, office supplies, transaction value: VND 1,147,265,807	

8	S-Decoro Joint Stock Company	The company related to key management personnel	0109383914 issued by the Hanoi Department of Planning and Investment on October 20, 2020	3rd Floor, Sunshine Center Building, No. 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	June 28, 2024	Resolution No. 05/2022/SSH/NQ- HDQT	Gift vouchers, transaction value: VND 271,908,800		
9	Sunshine Marina Nha Trang Joint Stock Company	Mr. Nguyen Dinh Duc – CEO – Chairman of the Board of Directors – shareholder	0106212815 issued by the Hanoi Department of Planning and Investment on March 24, 2016	Lot No. 23, Parcel D3A.3, 18.6-ha Auction Area, Phu Thuong Ward, Tay Ho District, Hanoi City, Vietnam	March 27, 2024 May 30, 2024	Resolution No. 3012/2020/NQ- HDQT/XDSS	Premises lease contract No. 3012/2020/HBTMB/XD SS-MRN, transaction value: VND 1,745,454,544		

10	Sunshine Landscape Joint Stock Company	Ms. Nguyen Thi Thanh Ngoc – Board Member (resigned on March 2, 2024)	0109557977 issued by the Hanoi Department of Planning and Investment on March 18, 2021	1st Floor, Sunshine Center Building, No. 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	January 2, 2024	Resolution No. 14/2023/SSH/NQ-HĐQT	Flower dust supply service fee, transaction value: VND 18,675,000	
----	--	--	--	---	-----------------	------------------------------------	---	--

NSH No.: ID card No./Passport No. (As for individuals) or Business Registration Certificate No., License on Operations or equivalent legal documents (As for organisations).*

3. Transaction between internal persons of the Company, affiliated persons of internal persons and the Company's subsidiaries in which the Company takes controlling power

No.	Transaction executor	Relationship with internal persons	ID card No./Passport No., date of issue, place of issue	Address	Time of transaction	Name of subsidiaries or companies which the Company control	Content, quantity, total value of transaction	Note
1	Sunshine Homes Development Joint Stock Company	Parent Company	0106784499 issued by the Hanoi Department of Planning and Investment on March 9, 2015	9th Floor, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City	2024	Xuan La Construction Investment Joint Stock Company	Management fee according to contract 2306/HDDV/SSH-XUANLA signed on June 23, 2023, transaction value: VND 46,650,900,000	
2	S-Service Management &	Related to the key personnel	010774812 issued by the Hanoi		2024	Xuan La Construction	Building service fee at Center office,	

No.	Transaction executor	Relationship with internal persons	ID card No./ Passport No., date of issue, place of issue	Address	Time of transaction	Name of subsidiaries or companies which the Company control	Content, quantity, total value of transaction	Note
	Operation Joint Stock Company	of the Parent Company	Department of Planning and Investment on March 2, 2017	9th Floor, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City		Investment Joint Stock Company	transaction value: VND 837,400,000	
					2024	Xuan La Construction Investment Joint Stock Company	Electricity charges paid on behalf at Center office, transaction value: VND 133,176,149	
3	Saigon Sunshine Group Joint Stock Company	Related to the key personnel of the Parent Company	0315210233 issued by the Ho Chi Minh City Department of Planning and Investment on August 8, 2018	Commercial Area No. S1.A2.02.03, 2nd Floor, Tower S1, No. 23 Phu Thuan Street, Tan Phu Ward, District 7, Ho Chi Minh City, Vietnam	2024	Xuan La Construction Investment Joint Stock Company	Car rental fee according to contract No. 2912/2023/HĐTX/S SSG-XL, transaction value: VND 240,000,000	
4	Real Tech Real Estate Group Joint Stock Company	Related to the key personnel of the Parent Company	0315423182 issued by the Ho Chi Minh City Department of Planning and Investment on December 5, 2018	Commercial Area No. S1.A2.02.03, 2nd Floor, Tower S1, No. 23 Phu Thuan Street, Tan Phu Ward, District 7, Ho Chi Minh City, Vietnam	From January 1 to November 20, 2024	Xuan La Construction Investment Joint Stock Company	Car rental fee according to contract No. 2011/2023/HĐTX/RTE-XL, transaction value: VND 850,666,667	
					From November 20	Xuan La Construction	Advance payment for vehicle rental under Contract No.	

No.	Transaction executor	Relationship with internal persons	ID card No./ Passport No., date of issue, place of issue	Address	Time of transaction	Name of subsidiaries or companies which the Company control	Content, quantity, total value of transaction	Note
					to December 31, 2024	Investment Joint Stock Company	2011/2023/HĐTX/RTE-XL, transaction value: VND 109,333,333	
5	Sunshine Mart Service and Trading Company Limited	Related to the key personnel of the Parent Company	0109334554 issued by the Hanoi Department of Planning and Investment on September 8, 2020	1st Floor, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City	2024	Xuan La Construction Investment Joint Stock Company	Cost of purchasing gift vouchers for customers, employees, meal services, transaction value: VND 20,586,267	
					From September 2024 to December 2024	Xuan La Construction Investment Joint Stock Company	Loan under Contract No. 2809/2024/HĐV/X L-SAD, transaction value: VND 66,720,000.000	
6	Anh Duong Star Joint Stock Company	Subsidiary of the parent company	0101358793 issued by the Hanoi Department of Planning and Investment on April 9, 2003	SH03-01, R3 Building, Sunshine Riverside Project, CT03A-CT Block in CT03 Area, Nam Thang Long Urban Area, Phu Thuong Ward, Tay Ho District, Hanoi, Vietnam	From September 2024 to December 2024	Xuan La Construction Investment Joint Stock Company	Loan interest under Contract No. 2809/2024/HĐV/X L-SAD, transaction value: VND 525,809,315	

No.	Transaction executor	Relationship with internal persons	ID card No./ Passport No., date of issue, place of issue	Address	Time of transaction	Name of subsidiaries or companies which the Company control	Content, quantity, total value of transaction	Note
7	Hung Thinh Phat Investment House Limited Liability Company	Subsidiary of the parent company	0108325719 issued by the Hanoi Department of Planning and Investment on June 14, 2018	11th Floor, Sunshine Center Building, 16 Pham Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi	June 2024	Xuan La Construction Investment Joint Stock Company	Loan under Contract No. 2806/2024/HĐV/X L-HTP, transaction value: VND 10,000,000,000	
					From June 2024 to December 2024	Xuan La Construction Investment Joint Stock Company	Loan interest under Contract No. 2806/2024/HĐV/X L-HTP, transaction value: VND 203,835,617	
8	Smartmind Securities Joint Stock Company	Company Related to Key Management Personnel	42/UBCK-GPHDKD issued by the State Securities Commission on December 28, 2006	No. 194 Nguyen Cong Tru Street, Nguyen Thai Binh Ward, District 1, Ho Chi Minh City	2024	Xuan Dinh Construction Investment Joint Stock Company	Costs related to issued bonds, transaction value: VND 6,505,824,000	
9	KS Group Joint Stock Company	Company Related to Key Management Personnel	0109432720 issued by the Hanoi Department of Planning and Investment on January 27, 2021	12th Floor, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu	March 1, 2024	Xuan Dinh Construction Investment Joint Stock Company	Late payment interest on sales receivables until March 1, 2024, transaction value: VND 464,050,992	

No.	Transaction executor	Relationship with internal persons	ID card No./ Passport No., date of issue, place of issue	Address	Time of transaction	Name of subsidiaries or companies which the Company control	Content, quantity, total value of transaction	Note
				Liem District, Hanoi City				
10	Sunshine Homes Development Joint Stock Company	Parent Company	0106784499 issued by the Hanoi Department of Planning and Investment on March 9, 2015	9th Floor, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City	2024	Xuan Dinh Construction Investment Joint Stock Company	Management fee according to contract No. 01/HĐNT/XDSS-XĐ, transaction value: VND 29,016,600,000	
11	Sunshine Group Development Joint Stock Company (Formerly Sunshine Group Joint Stock Company)	Company Related to Key Management Personnel	0107397372 issued by the Hanoi Department of Planning and Investment on April 13, 2016	9th Floor, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City	June 20, 2024	Xuan Dinh Construction Investment Joint Stock Company	Electricity payment on behalf at Sunshine City Project, transaction value: VND 500,000,000	
12	S-Service Management & Operation Joint Stock Company	Company related to key management personnel	010774812 issued by the Hanoi Department of Planning and Investment on March 2, 2017	9th Floor, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	2024	Xuan Dinh Construction Investment Joint Stock Company	Real estate rental at the Sunshine City project according to Contracts No. 01, 02, 03/2023/HĐT/XĐ-	

No.	Transaction executor	Relationship with internal persons	ID card No./ Passport No., date of issue, place of issue	Address	Time of transaction	Name of subsidiaries or companies which the Company control	Content, quantity, total value of transaction	Note
							SSV, transaction value: VND 4,644,199,995	
					2024	Xuan Dinh Construction Investment Joint Stock Company	Building service fees, electricity charges at the Center office, Sunshine City Project, transaction value: VND 3,344,048,277	
13	Sunshine AM Joint Stock Company	Company related to key management personnel	0108440863 issued by the Hanoi Department of Planning and Investment on September 20, 2018	9th Floor, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	March 27, 2024	Xuan Dinh Construction Investment Joint Stock Company	Real estate rental at Sunshine City Project under contract dated April 1, 2020, transaction value: VND 2,464,000	
14	Sunshine Tay Ho Joint Stock Company	Company related to key management personnel	0108268436 issued by the Hanoi Department of Planning and Investment on May 9, 2018	12th Floor, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	2024	Xuan Dinh Construction Investment Joint Stock Company	Loan interest according to Contract No. 05.2020/HĐVV, transaction value:	

No.	Transaction executor	Relationship with internal persons	ID card No./ Passport No., date of issue, place of issue	Address	Time of transaction	Name of subsidiaries or companies which the Company control	Content, quantity, total value of transaction	Note
							VND 13,464,701,370	
15	Unicloud Technology Group Joint Stock Company	Company related to key management personnel Business	0107432651 issued by the Hanoi Department of Planning and Investment on May 12, 2016	10th Floor, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	2024	Xuan Dinh Construction Investment Joint Stock Company	Car rental cost according to contract No. 0106/2023/HĐTX/XD-UNICLOUD, transaction value: VND 420,000,000	
16	Saigon Sunshine Group Joint Stock Company	Company related to key management personnel	0315210233 issued by the Ho Chi Minh City Department of Planning and Investment on August 8, 2018	Commercial Area No. S1.A2.02.03, 2nd Floor, Tower S1, 23 Phu Thuan Street, Tan Phu Ward, District 7, Ho Chi Minh City, Vietnam	March 6, 2024	Xuan Dinh Construction Investment Joint Stock Company	Late payment interest on sales receivables until March 6, 2024, transaction value: VND 4,177,745	
17	Sunshine Mart Service and Trading Company Limited	Company related to key management personnel	0109334554 issued by the Hanoi Department of Planning and Investment on September 8, 2020	1st Floor, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	2024	Xuan Dinh Construction Investment Joint Stock Company	Real estate rental at Sunshine City Project according to contract No. 01-0110/2023/HĐTMB/CITY/XD-	

No.	Transaction executor	Relationship with internal persons	ID card No./ Passport No., date of issue, place of issue	Address	Time of transaction	Name of subsidiaries or companies which the Company control	Content, quantity, total value of transaction	Note
							SMART, transaction value: VND 2,219,040,000	
18					2024	Xuan Dinh Construction Investment Joint Stock Company	Cost of purchasing gift vouchers for customers, employees, meal services, transaction value: VND 112,580,465	
19	Ms. Do Minh Phuong	Related party to key management personnel	001303008700 issued by the Police Department of Administrative Management of Social Order on February 15, 2022	Lot 23, D3A3 Block, 18.6 ha Phu Thuong Auction Area, Tay Ho, Hanoi.	June 29, 2024	Xuan Dinh Construction Investment Joint Stock Company	Transfer of real estate at Sunshine City Project according to contract No. S56-PH01/2021/SSC/H ĐMBCH, transaction value: VND 21,523,691,948	
20	S-Homes Real Estate Investment and Trading Joint Stock Company	Related party to key management personnel	0107069847 first issued by the Hanoi Department of Planning and	10th floor, Sunshine Center building, 16 Pham Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi, Vietnam	June 20, 2024	Xuan Dinh Construction Investment Joint Stock Company	Deposit for purchasing shares according to contract No.	

No.	Transaction executor	Relationship with internal persons	ID card No./ Passport No., date of issue, place of issue	Address	Time of transaction	Name of subsidiaries or companies which the Company control	Content, quantity, total value of transaction	Note
			Investment on March 9, 2015				07/2024/HĐĐC/XĐ-S-homes, transaction value: VND 38,736,000,000	
21	Vietnet Technology and Investment Joint Stock Company	Related party to key management person	0107920095 issued by the Hanoi Department of Planning and Investment on July 17, 2017	11th Floor, Sunshine Center Building, 16 Pham Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	2024	Xuan Dinh Construction Investment Joint Stock Company	Investment rights costs, IBS system operation and leasing of coverage area at Sunshine City S4, S5, S6 building under Contract No. 1908/2018/HD/XD-VIETNETVT signed on February 12, 2019, transaction value: VND 784,298,360	
22	Kien Long Commercial Joint Stock Bank		1700197787 issued by the Kien Giang Department of Planning and	40-42-44 Pham Hong Thai Street, Vinh Thanh Van Ward, Rach Gia City, Kien Giang Province, Vietnam	2024		Real estate rental at the Sunshine City project under Contract No. 0609/2024/XĐ-	

No.	Transaction executor	Relationship with internal persons	ID card No./ Passport No., date of issue, place of issue	Address	Time of transaction	Name of subsidiaries or companies which the Company control	Content, quantity, total value of transaction	Note
			Investment on October 10, 1995				KLB, transaction value: VND 1,484,945,455	
23	Ode Media And Entertainment Group Joint Stock Company	Related party to key management personnel	0107602021 issued by the Hanoi Department of Planning and Investment on October 18, 2016	4th Floor, Sunshine Center Building, 16 Pham Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	2024		Costs for purchasing calendars, lucky money, greeting cards, and platform media operations management under various contracts; transaction value: VND 143,666,000	
24	Sunshine Homes Development Joint Stock Company	Related party to key management personnel	0106784499 first issued by the Hanoi Department of Planning and Investment on March 9, 2015	9th floor, Center building, 16 Pham Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi	March 29, 2024 June 29, 2024 September 30, 2024 December 30, 2024	Anh Duong Star Joint Stock Company	Management fee according to contract 2906/HDDV/XDSS signed on June 29, 2022, transaction value: VND 11,340,700,00	
25	S-Service Management &	Related party to key	010774812 issued by the Hanoi	9th floor, Sunshine Center building, 16	2024		Rental income from Duplex units at	

No.	Transaction executor	Relationship with internal persons	ID card No./ Passport No., date of issue, place of issue	Address	Time of transaction	Name of subsidiaries or companies which the Company control	Content, quantity, total value of transaction	Note
	Operation Joint Stock Company	management personnel	Department of Planning and Investment on March 2, 2017	Pham Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi, Vietnam			Sunshine Palace Project, transaction value: VND 11,338,793,842	
					2024	Anh Duong Star Joint Stock Company	Operating and management fees for Sunshine Center, transaction value: VND 1,152,240,000	
					2024		Building management service fees, electricity, and water costs at Sunshine Garden and Sunshine Palace projects, transaction value: VND 734,220,887	
					March 25, 2024 May 31, 2024 August 21, 2024	Anh Duong Star Joint Stock Company	Office rental at Sunshine Center Building according to Contract No. 120/2021/HDTVP/S	
26	S - Viet Nam Real Estate Trading Joint Stock Company	Related party to key management personnel	0108618722 issued by the Hanoi Department of Planning and	9th Floor, Sunshine Center Building, 16 Pham Hung, My Dinh 2 Ward, Nam Tu Liem				

No.	Transaction executor	Relationship with internal persons	ID card No./ Passport No., date of issue, place of issue	Address	Time of transaction	Name of subsidiaries or companies which the Company control	Content, quantity, total value of transaction	Note
			Investment on February 21, 2019	District, Hanoi City, Vietnam	November 13, 2024 November 28, 2024		VN-SAD, transaction value: VND 2,200,000,000	
27	Sunshine Mart Service and Trading Company Limited.	Related party to key management personnel	0109334554 issued by the Hanoi Department of Planning and Investment on September 8, 2020	1st floor, Sunshine Center building, 16 Pham Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi, Vietnam	The first 6 months of 2024	Anh Duong Star Joint Stock Company	Gift items, meals, vouchers, office supplies, transaction value: VND 578,819,114	
28	Sunshine Group Joint Stock Company	Related party to key management personnel	0106771556 issued by the Hanoi Department of Planning and Investment on February 9, 2015	12th Floor, Sunshine Center Building, 16 Pham Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi	December 26, 2024	Anh Duong Star Joint Stock Company	Office rental at the project: "Sunshine Riverside Mixed-Use Residential and Commercial Service Building, Plot C13, CT03A-CT Land Lot in CT03 Area, Nam Thang Long Urban Area Phase III, Phu Thuong Ward, Tay Ho District, Hanoi," Under Contract No.	

No.	Transaction executor	Relationship with internal persons	ID card No./ Passport No., date of issue, place of issue	Address	Time of transaction	Name of subsidiaries or companies which the Company control	Content, quantity, total value of transaction	Note
							01/2024/HDTM/SS G-SAD, transaction value: VND 9,792,449	
29	KS Group Joint Stock Company	Related party to key management personnel	0109432720 issued by the Hanoi Department of Planning and Investment on January 27, 2021	12th Floor, Sunshine Center Building, 16 Pham Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	March 31, 2024	Anh Duong Star Joint Stock Company	Loan interest and debt received as of June 20, 2024, transaction value: VND 45,401,328,926	
30	Thien Hai Joint Stock Company	Related party to key management personnel	3400507953 issued by the Binh Thuan Department of Planning and Investment on December 21, 2007	257 19/4 Street, Xuan An Ward, Phan Thiet City	June 30, 2024	Anh Duong Star Joint Stock Company	Transfer of investment from Thien Hai Company to other investments due to Thien Hai's capital increase, transaction value: VND 1,495,000,000,000	
31	Ode Media And Entertainment Group Joint Stock Company	Related party to key management personnel	0107602021 issued by the Hanoi Department of Planning and	4th Floor, Sunshine Center Building, 16 Pham Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi	September 30, 2024	Anh Duong Star Joint Stock Company	Payment for accounts payable and advertising communication costs under Contract	

No.	Transaction executor	Relationship with internal persons	ID card No./ Passport No., date of issue, place of issue	Address	Time of transaction	Name of subsidiaries or companies which the Company control	Content, quantity, total value of transaction	Note
			Investment on October 18, 2016				No. 01/BT/2023/HĐKT/ODE-SAD, transaction values: VND 1,062,720,000 and VND 8,500,000	
32	SCG Construction Group Joint Stock Company	Related party to key management personnel	0108704763 issued by the Hanoi Department of Planning and Investment on April 17, 2019	8th Floor, Sunshine Center Building, 16 Pham Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	September 5, 2024	Anh Duong Star Joint Stock Company	Payment for accounts payable, transaction value: VND 6,675,172,903	
33	Kien Long Commercial Joint Stock Bank	Related party to key management personnel	1700197787 issued by the Kiên Giang Department of Planning and Investment on October 10, 1995	40-42-44 Pham Hong Thai Street, Vinh Thanh Van Ward, Rach Gia City, Kiên Giang Province	2024	Anh Duong Star Joint Stock Company	Non-term deposits, transaction value: 22,262,789,515 VND	
34	Vietnet Technology and Investment Joint Stock Company	Related party to key management personnel	0107920095 issued by the Hanoi Department of Planning and Investment on July 17, 2017	11th Floor, Sunshine Center Building, 16 Pham Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	December 31, 2024	Anh Duong Star Joint Stock Company	Investment rights costs, IBS system operation, and rental of coverage area at Sunshine Garden Building	

No.	Transaction executor	Relationship with internal persons	ID card No./ Passport No., date of issue, place of issue	Address	Time of transaction	Name of subsidiaries or companies which the Company control	Content, quantity, total value of transaction	Note
							under Contract No. 0610/2018/HĐ/AD-VIETNET signed on October 6, 2018, according to the settlement statement dated December 30, 2022, transaction value: VND 490,797,603	
35	Xuan La Construction Investment Joint Stock Company	The company related to the parent company	0107565651 issued by the Hanoi Department of Planning and Investment on September 15, 2016	4th floor, Sunshine Center building, 16 Pham Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi, Vietnam	June 28, 2024	Hung Thinh Phat Investment House Limited Liability Company	Loan according to contract No. 2806/2024/HĐV/X L-HTP, transaction value: VND 10,000,000,000	
36	Xuan La Construction Investment Joint Stock Company	The company related to the parent company	0107565651 issued by the Hanoi Department of Planning and Investment on September 15, 2016	4th floor, Sunshine Center building, 16 Pham Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi, Vietnam	June 2024 to December 2024	Hung Thinh Phat Investment House Limited Liability Company	Loan interest according to contract No. 2806/2024/HĐV/X L-HTP, transaction value: VND 203,835,617	

No.	Transaction executor	Relationship with internal persons	ID card No./ Passport No., date of issue, place of issue	Address	Time of transaction	Name of subsidiaries or companies which the Company control	Content, quantity, total value of transaction	Note
37	Sunshine Mart Service and Trading Company Limited	Related party to key management personnel	0109334554 issued by the Hanoi Department of Planning and Investment on September 8, 2020	1st floor, Sunshine Center building, 16 Pham Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi, Vietnam	2024	Hung Thinh Phat Investment House Limited Liability Company	Cost of purchasing gift vouchers for employees, meal services, transaction value: VND 3,190,908	
38	Sunshine Homes Development Joint Stock Company	Parent Company	0106784499 issued by the Hanoi Department of Planning and Investment on March 9, 2015	9th Floor, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City	December 30, 2024	Long Bien Construction Joint Investment Stock Company	Management fee according to Contract No. 2812/2024/HDDV/SSH-LBC, transaction value: VND 16,101,800,000	
39	S-Service Management & Operation Joint Stock Company	The company related to key management personnel	010774812 issued by the Hanoi Department of Planning and Investment on March 2, 2017	9th Floor, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City	December 16, 2024 December 25, 2024 December 25, 2024	Long Bien Construction Joint Investment Stock Company	Security service fee, transaction value: VND 62,696,787 Apartment operation service fee according to Contract No. 2511/2024/LBCSS V, transaction	

No.	Transaction executor	Relationship with internal persons	ID card No./ Passport No., date of issue, place of issue	Address	Time of transaction	Name of subsidiaries or companies which the Company control	Content, quantity, total value of transaction	Note
							value: VND 386,826,762	
40	Fulland Real Estate Joint Stock Company	The company related to key management personnel	0108307893 issued by the Hanoi Department of Planning and Investment on June 2, 2018	9th Floor, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City	December 31, 2024	Long Bien Construction Investment Joint Stock Company	Deposit for purchasing PVG of Phu Thinh Land Company according to Contract No. 3112/2024/HĐĐC/LB-FL, transaction value: VND 260,000,000,000	
41	Ode Media And Entertainment Group Joint Stock Company	Related party to key management personnel	0107602021 issued by the Hanoi Department of Planning and Investment on October 18, 2016	4th floor, Sunshine Center Building, 16 Pham Hung Street, My Dinh II, Nam Tu Liem, Hanoi, Vietnam	December 24, 2024 and December 31, 2024	Long Bien Construction Investment Joint Stock Company	Design and production of the "Key Box and Document Folder Set" according to Economic Contract No. 01/2024/HĐKT/OD E-XDLB dated 18/11/2024, transaction value: VND 78,407,654	

No.	Transaction executor	Relationship with internal persons	ID card No./ Passport No., date of issue, place of issue	Address	Time of transaction	Name of subsidiaries or companies which the Company control	Content, quantity, total value of transaction	Note
							Media services according to Contract No. 01-BT/2024/HĐKT/O DE-LB, transaction value: VND 3,024,000,000	
42	Sunshine Cab Joint Stock Company	Related party to key management personnel	0108130212 issued by the Hanoi Department of Planning and Investment on January 11, 2018	9th Floor, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City	December 26, 2024	Long Bien Construction Investment Joint Stock Company	Car rental for December 2024 according to Car Rental Contract No. 2009/2023/HĐTX/S SC-LB dated 20/09/2023, transaction value: VND 81,000,000	
43	S-Mart Trading Service Company Limited	Related party to key management personnel	0107428133 issued by the Hanoi Department of Planning and Investment on May 10, 2016	9th Floor, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City	December 4, 2024	Long Bien Construction Investment Joint Stock Company	Loan Agreement No. 0412/2024/HĐVV// SMA-LB dated December 4, 2024, with a transaction value of	

No.	Transaction executor	Relationship with internal persons	ID card No./ Passport No., date of issue, place of issue	Address	Time of transaction	Name of subsidiaries or companies which the Company control	Content, quantity, total value of transaction	Note
							12,700,000,000 VND.	
					December 31, 2024	Long Bien Construction Investment Joint Stock Company	Loan interest from December 3, 2024 to December 31, 2024, with a transaction value of 361,013,699 VND."	
44	KS Group Joint Stock Company	Company Related to Key Management Personnel	0109432720 issued by the Hanoi Department of Planning and Investment on January 27, 2021	12th Floor, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City	December 31, 2024	Long Bien Construction Investment Joint Stock Company	Loan interest received from 03/12/2024 to 31/12/2024, transaction value: VND 211,231,100	

4. Transactions between the Company and other objects:

4.1. Transactions between the Company and the company that its members of Board of Management, the Board of Supervisors, Director (General Director) have been founding members or members of Board of Directors, or CEOs in three (03) latest years (calculated at the time of reporting).

No.	Name of organization/ individual	Relationship with the Company	NSH No.*, date of issue, place of issue	Address	Time of transactions with	Resolution No. or Decision No. approved by General Meeting of	Content, quantity, total value of transaction	Note
-----	----------------------------------	-------------------------------	---	---------	---------------------------	---	---	------

					the Company	Shareholders/ Board of Directors (if any, specifying date of issue)		
1	Xuan Dinh Construction Investment Joint Stock Company	Ms. Do Thi Dinh - Deputy General Director	0107565644 issued by the Hanoi Department of Planning and Investment on September 15, 2016	9th Floor, Sunshine Center Building, 16 Pham Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi	March 29, 2024 June 29, 2024 September 30, 2024 December 30, 2024	Resolution No. 3010/2020/NQ- HDQT/XDSS	Management fees under Contract No. 0111/HDNT/XDSS dated November 1, 2020, transaction value: VND 29,016,600,000	
2	Long Bien Construction Investment Joint Stock Company	Ms. Do Thi Dinh - General Director Mr. Phan Ich Long - Deputy General Director	0108715437 issued by the Hanoi Department of Planning and Investment on April 24, 2019	Operation House, Lot CT7, Nguyen Lam Street, Phuc Dong Ward, Long Bien District, Hanoi City	December 30, 2024	Resolution No. 15/2024/SSH/NQ- HDQT	Management service fees under Contract No. 2812/2024/HDDV/ SSH-LBC, transaction value: VND 14,638,000,000	
3	Sunshine Marina Nha Trang Joint Stock Company	Ms. Do Thi Dinh - Deputy General Director (resigned on 01/11/2023)	0106212815 issued by the Hanoi Department of Planning and Investment on March 24, 2016	Lot No. 23, Plot D3A.3, 18.6- hectare Auction Area, Phu Thuong Ward, Tay Ho District, Hanoi	March 27, 2024 May 30, 2024	Resolution No. 3012/2020/NQ- HDQT/XDSS	Office space rental contract No. 3012/2020/HDTM B/XDSS-MRN, transaction value: VND 1,745,454,544	

4	Sunshine Landscape Joint Stock Company	Ms. Nguyen Thi Thanh Ngoc - Member of the Board of Directors (resigned on 02/03/2024)	0109557977 issued by the Hanoi Department of Planning and Investment on March 18, 2021	1st Floor, Sunshine Center Building, 16 Pham Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City	January 2, 2024	Resolution No. 14/2023/SSH/NQ-HDQT	Flower dust service costs, transaction value: VND 18,675,000	
5	Xuan La Construction Investment Joint Stock Company	Ms. Do Thi Dinh is the Deputy Director.	0107565651 issued by the Hanoi Department of Planning and Investment on September 15, 2016	4th Floor, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi	29th March 2024 29th June 2024 30th September 2024 30th December 2024	Resolution No. 11/2023/NQ-HDQT dated June 23, 2023	Management service fee according to Contract No. 2306/HDDV/SSH-XUANLA signed on June 23, 2023, transaction value: VND 46,650,900,000	
					December 2, 2024	Resolution No. 08/2024/NQ-DHDCD dated June 28, 2024	Xuan La Construction Investment Joint Stock Company pays dividends: transaction value of VND 499,081,799,361	

4.2. Transactions between the Company and the company that its affiliated persons with members of Board of Directors, Board of Supervisors, Director (General Director) and other managers as a member of Board of Directors, Director (General Director or CEO):

No.	Name of organization/ individual	Relationship with the Company	NSH No. *, date of issue, place of issue	Address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors (if any, specifying date of issue)	Content, quantity, total value of transaction	Note
1	Anh Duong Star Joint Stock Company	Mr. Do Van Truong - CEO - Chairman of the Board - Shareholder	0101358793 issued by the Hanoi Department of Planning and Investment on April 9, 2003	SH03-01, R3 Building, Sunshine Riverside Project, CT03A-CT Block in CT03 Area, Nam Thang Long Urban Area, Phu Thuong Ward, Tay Ho District, Hanoi, Vietnam	March 29, 2024 June 29, 2024 September 30, 2024 December 30, 2024	Resolution No.15/2022/SSH/NQ-HDQT	Management service fee according to Contract No. 2906/HDNT/XDSS, transaction value: VND 11,340,700,000	
2	S-Service Management & Operation Joint Stock Company	Ms. Do Thi Hong Nhung - Major Shareholder	010774812 issued by the Hanoi Department of Planning and Investment on March 2, 2017	9th Floor, Sunshine Center Building, 16 Pham Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City.	2024	Resolution No. 20/2023/SSH/NQ-HDQT	The swimming pool rental contract No. 0101/2024/HDT/SSH-SSV dated 02/01/2024, transaction value: VND 160,000,001	
					2024	Resolution No. 20/2023/SSH/NQ-HDQT	The basement rental contract No. 0201/2024/HDT/SSH-SSV dated 02/01/2024, transaction value VND 319,090,908	

No.	Name of organization/individual	Relationship with the Company	NSH No.*, date of issue, place of issue	Address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors (if any, specifying date of issue)	Content, quantity, total value of transaction	Note
					2024	Resolution No. 3012/2019/NQ-HĐQT/XDSS	Operating costs for managing Sunshine Center building, transaction value: VND 1,653,021,326	
					2024	Resolution No.01/2024/SSH/NQ-HĐQT	Security costs according to contract No. 0901/2024/HDDVBV/SSV-SSH, transaction value: VND 1,287,085,067	
					2024	Resolution No.3012/2019/NQ-HĐQT/XDSS	General water operating costs, transaction value: VND 933,597,500	
3	Unicloud Technology Group Joint Stock Company	Mr. Phung Xuan Duong - Deputy CEO and Board Member	0107432651 issued by the Hanoi Department of Planning and Investment on May 12, 2016	10th Floor, Sunshine Center Building, 16 Pham Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City.	2024	Resolution No.18/2022/SSH/NQ-HĐQT	Contract No. 010822/HDDV/QTHTTT/UNI-SSH for information system management services, transaction value: VND 1,663,680,000	

No.	Name of organization/ individual	Relationship with the Company	NSH No.*, date of issue, place of issue	Address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors (if any, specifying date of issue)	Content, quantity, total value of transaction	Note
4	Sunshine Mart Service and Trading Company Limited	Mr. Do Van Truong - CEO - Chairman of the Board - Shareholder	0109334554 issued by the Hanoi Department of Planning and Investment on September 8, 2020	1st Floor, Sunshine Center Building, 16 Pham Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City.	2024	Resolution No.3112/2020/NQ-HĐQT/XDSS	Meal costs, vouchers, office supplies, transaction value: VND 1,147,265,807	
5	Sunshine Marina Nha Trang Joint Stock Company	Mr. Nguyen Dinh Duc - CEO - Chairman of the Board - Shareholder	0106212815 issued by the Hanoi Department of Planning and Investment on March 24, 2016	Lot No. 23, Parcel D3A.3, 18.6 ha Auction Area, Phu Thuong Ward, Tay Ho District, Hanoi	March 27, 2024 May 30, 2024 August 29, 2024 December 25, 2024	Resolution No.3012/2020/NQ-HĐQT/XDSS	Lease agreement No. 3012/2020/HĐTMB/XDSS-MRN, transaction value: VND 1,745,454,544	
6	Saigon Sunshine Group Joint Stock Company	Ms. Do Thi Hong Nhung - Deputy CEO	0315210233 issued by the Ho Chi Minh City	Commercial Area No. S1.A2.02.03, Floor 2, S1 Tower, No. 23 Phu Thuan,	February 28, 2024 May 30, 2024	Resolution No.0108/2018/NQ-HĐQT/XDSS	Car rental agreement No. 04/HĐTX/XDSS-SSSG dated 16/08/2018, transaction value: VND 777,777,776	

No.	Name of organization/individual	Relationship with the Company	NSH No.*, date of issue, place of issue	Address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors (if any, specifying date of issue)	Content, quantity, total value of transaction	Note
			Department of Planning and Investment on August 8, 2018	Tan Phu Ward, District 7, Ho Chi Minh City, Vietnam	August 29, 2024 November 29, 2024			
			3300351163 issued by the Thua Thien Hue Department of Planning and Investment on December 18, 2007	No. 7, Nguyen Tri Phuong Street, Phu Hoi Ward, Hue City, Thua Thien Hue Province, Vietnam	July 5, 2024	Resolution No. 10/2023/SSH/NQ-HDQT	Office rental contract No. 01/2023/HDTV/SSSG-PTSSH, transaction value: VND 64,636,364	
7	Thuan Phu Trading and Services Joint Stock Company	Mrs. Le Thi Tuyet - CEO			2024		Hotel service costs, transaction value: VND 40,952,777	
8	ODE Media and Entertainment	Mr. Cao Phi Hung - Deputy	0107602021 issued by the Hanoi	Floor 4, Sunshine Center Building, 16 Pham Hung Street,	August 30, 2024	Resolution No. 16/2024/SSH/NQ-HDQT	Marketing, event organization, calendar printing, design and printing of annual reports,	

No.	Name of organization/individual	Relationship with the Company	NSH No.*, date of issue, place of issue	Address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors (if any, specifying date of issue)	Content, quantity, total value of transaction	Note
	Group Joint Stock Company	CEO, Board Member	Department of Planning and Investment on October 18, 2016	My Dinh II, Nam Tu Liem, Hanoi, Vietnam	December 31, 2024		transaction value: VND 1,555,907,490	
9	Nanochip Technology Joint Stock Company	Mr. Phung Xuan Duong - Chairman of the Board	0313885664 issued by the Ho Chi Minh City Department of Planning and Investment on June 29, 2016	L17-11, Floor 17, Vincom Center Building, 72 Le Thanh Ton Street, Ben Nghe Ward, District 1, Ho Chi Minh City, Vietnam	October 17, 2024	Resolution No. 09/2024/SSH/NQ-HDQT	Costs for providing, installing, and configuring centralized video storage equipment, transaction value: VND 85,760,000	

4.3. Other transactions of the Company (if any) may bring material or non- material benefits for members of Board of Directors, members of the Board of Supervisors, Director (General Director) and other managers: None

VIII. Share transactions of internal persons and their affiliated persons (annual report)

1. The list of internal persons and their affiliated persons:

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
A. Board of Directors								
1	Mr. Do Anh Tuan	047C299999	Chairman of the Board of Directors			243,750,000	65%	
1.1	Ngo Thi Hong Nhan					0	0	Mother
1.2	Nguyen Thi Khanh My					0	0	Wife

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
1.3	Nguyen The Manh					0	0	Father-in-law
1.4	Bui Thi Khanh Hoa					0	0	Mother-in-law
1.5	Do Minh Phuong					0	0	Daughter
1.6	Do Anh Duong					0	0	Daughter

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
1.7	Do Anh Thu					0	0	Daughter
1.8	Do Anh Chi					0	0	Daughter
1.9	Do Anh Minh					0	0	Son
1.10	Do Anh Quang					0	0	Son
1.11	Do Van Truong	047C888888				22,500,000	6.0%	Younger brother

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
1.12	Do Thi Hong Nhung					3,750,000	1.0%	Younger sister
1.13	Le Thi Tuyet					0	0	Sister-in-law

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
1.14	Sunshine Group Joint Stock Company			0106771556 issued by the Hanoi Department of Planning and Investment on February 9, 2015	12th Floor, Sunshine Center Building, 16 Pham Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi	0	0	Mr. Do Anh Tuan is the Chairman of the Board of Directors / major shareholder/Legal Representative
1.15	Sunshine Group Development Joint Stock Company			0107397372 issued by the Hanoi Department of Planning and Investment on April 13, 2016	9th Floor, Sunshine Center Building, 16 Pham Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi	0	0	Mr. Do Anh Tuan is a major shareholder
1.16	SCG Construction Group Joint Stock Company			0108704763 issued by the Hanoi Department of Planning and Investment on April 17, 2019	8th Floor, Sunshine Center Building, 16 Pham Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi	0	0	Mr. Do Anh Tuan is a major shareholder
1.17	S-Homes Real Estate Investment and			0107069847 issued by the Hanoi Department	10th Floor, Sunshine Center Building, 16 Pham	0	0	Mr. Do Anh Tuan is the Chairman of the

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
	Business Joint Stock Company			of Planning and Investment on October 28, 2015	Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi			Board of Directors / major shareholder
1.18	Sunshine Nhat Tan Joint Stock Company			0108317193 issued by the Hanoi Department of Planning and Investment on June 8, 2018	12th Floor, Sunshine Center Building, 16 Pham Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi	0	0	Mr. Do Anh Tuan is a major shareholder
1.19	S"School Joint Stock Company			0108522883 issued by the Hanoi Department of Planning and Investment on November 22, 2018	9th Floor, Sunshine Center Building, 16 Pham Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi, Vietnam	0	0	Mr. Do Anh Tuan is a major shareholder
1.20	Anh Duong Entertainment Joint Stock Company			4201397634 issued by the Khanh Hoa Department of Planning and Investment on	38B Nguyen Thi Dinh, Phuoc Long Ward, Nha Trang City, Khanh Hoa Province, Vietnam	0	0	Mr. Do Anh Tuan is a major shareholder

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
				December 12, 2011				
1.21	Phu Thuong Education Investment Company Limited			0107520675 issued by the Hanoi Department of Planning and Investment on July 28, 2016	10th Floor, Sunshine Center Building, 16 Pham Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi, Vietnam	0	0	Mr. Do Anh Tuan is a capital contributor (48%)
1.22	KS Group Joint Stock Company			0109432720 issued by the Hanoi Department of Planning and Investment on November 25, 2020	12th Floor, Sunshine Center Building, 16 Pham Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi	0	0	Mr. Do Anh Tuan indirectly controls.
2	Ms. Do Thi Dinh	047C666666	Member of the Board of Directors			6,733,250	1.796%	

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
2.1	Phung Xuan Duong					0	0	Husband
2.2	Do Van Binh					0	0	Father

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
2.3	Truong Thi Lich					0	0	Mother
2.4	Phung Phuong Dung					0	0	Daughter
2.5	Phung Thi Mai Chi					0	0	Daughter
2.6	Phung Xuan Tung					0	0	Son

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
2.7	Do Thi Luong					0	0	Younger sister
2.8	Do Thi Lua					0	0	Younger sister
2.9	Do Van Bac					3,750,000	1.0%	Younger brother

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
2.10	Phung Xuan Tuan					0	0	Father-in-law
2.11	Phung Thi Hai					0	0	Mother-in-law
2.12	Le Van Ngoc					0	0	Brother-in-law

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
2.13	Nguyen Dinh Duc	047C000810				750,000	0.2%	Brother-in-law
2.14	Sunshine Group Joint Stock Company			0106771556 issued by the Hanoi Department of Planning and Investment on February 9, 2015	12th Floor, Sunshine Center Building, 16 Pham Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi	0	0	Ms. Dinh is a Member of the Board of Directors/CEO/Legal Representative
2.15	Xuan Dinh Construction Investment Joint Stock Company			0107565644 issued by the Hanoi Department of Planning and Investment on September 15, 2016	9th Floor, Sunshine Center Building, 16 Pham Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi	0	0	Ms. Dinh is the Deputy Director/ representative of major shareholder

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
2.16	S.I Development Joint Stock Company			3400499597 issued by the Binh Thuan Department of Planning and Investment on October 26, 2007	Sunny Villa Area, Xuan Thuy Street, Mui Ne, Phan Thiet City, Binh Thuan Province, Vietnam	0	0	Ms. Dinh is the representative of major shareholder
2.17	Sunshine Sky Villa Joint Stock Company			0108359563 issued by the Hanoi Department of Planning and Investment on July 10, 2018	9th Floor, Sunshine Center Building, 16 Pham Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi	0	0	Ms. Dinh is the representative of major shareholder/ Deputy Director
2.18	Long Bien Construction Investment Joint Stock Company			0108715437 issued by the Hanoi Department of Planning and Investment on April 24, 2019	Administration Building, CT7 Block, Nguyen Lam Street, Phuc Dong Ward, Long Bien District, Hanoi, Vietnam	0	0	Ms. Dinh is the Director/ Representative of major shareholder.

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
2.19	Sunshine Tay Ho Joint Stock Company			0108268436 issued by the Hanoi Department of Planning and Investment on May 9, 2018	12th Floor, Sunshine Center Building, 16 Pham Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi	0	0	Ms. Dinh is the Chairman of the Board of Directors/ Representative of major shareholder
2.20	S-Service Management and Operation Joint Stock Company			010774812 issued by the Hanoi Department of Planning and Investment on March 2, 2017	9th Floor, Sunshine Center Building, 16 Pham Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi	0	0	Ms. Dinh is a major shareholder/ Representative of major shareholder
2.21	Hung Thinh Phat Investment House Limited Liability Company			0108325719 issued by the Hanoi Department of Planning and Investment on June 14, 2018	11th Floor, Sunshine Center Building, 16 Pham Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi	0	0	Ms. Dinh is the Chairman of the Company/Director
2.22	Smartmind Securities Joint			42/UBCK-GPHDKD issued	1st and 6th Floors, Sunshine Center	2,524,676	0.673%	Ms. Dinh is a Member of the Board

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
	Stock Company			by the Chairman of the State Securities Commission on December 28, 2006	Building, 16 Pham Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi			of Directors, representative of major shareholder
2.23	Anh Duong Star Joint Stock Company			0101358793 issued by the Hanoi Department of Planning and Investment on April 9, 2003	SH03-01, R3 Building, Sunshine Riverside Project, CT03A-CT Block in CT03 Area, Nam Thang Long Urban Area, Phu Thuong Ward, Tay Ho District, Hanoi, Vietnam	0	0	Ms. Dinh is the representative of major shareholder
2.24	Dynamic Innovation Limited Liability Company			0314269019 issued by the Ho Chi Minh City Department of Planning and Investment on March 7, 2017	S1.A2.01.02 Commercial Area, 1st Floor, S1 Tower, 23 Phu Thuan, Tan Phu Ward, District 7, Ho Chi Minh City	0	0	Ms. Dinh is the Chairman of the Member Board

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
2.25	Xuan La Construction Investment Joint Stock Company			0107565651 issued by the Hanoi Department of Planning and Investment on September 15, 2016	4th Floor, Sunshine Center Building, 16 Pham Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi, Vietnam	0	0	Ms. Dinh is the representative of major shareholder / Deputy Director
2.26	Unicloud Technology Group Joint Stock Company			0107432651 issued by the Hanoi Department of Planning and Investment on May 12, 2016	10th Floor, Sunshine Center Building, 16 Pham Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi	0	0	Ms. Dinh is the representative of major shareholder
2.27	Wonderland Real Estate Joint Stock Company			0108307903 issued by the Hanoi Department of Planning and Investment on June 2, 2018	9th Floor, Sunshine Center Building, 16 Pham Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi, Vietnam	0	0	Deputy Director

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
3	Ms. Nguyen Thi Hong Hanh		Member of the Board of Directors			150,000	0.04%	
3.1	Hoang Thanh Trung					0	0	Husband
3.2	Nguyen Huy Bich					0	0	Father

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
3.3	Nguyen Thi Yen Tam					0	0	Mother
3.4	Nguyen Thi Hai Yen					0	0	Older sister
3.5	Hoang Thanh Hoa					0	0	Father-in-law

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
3.6	Nguyen Thi My					0	0	Mother-in-law
3.7	Hoang Minh Long					0	0	Son
3.8	Smartmind Securities Joint Stock Company			42/UBCK-GPHDKD issued by the State Securities Commission on	1st and 6th Floors, Sunshine Center Building, 16 Pham Hung, My Dinh 2 Ward, Nam Tu	2,524,676	0.673%	Ms. Hanh is a Member of the Board of Directors

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
				December 28, 2006	Liem District, Hanoi			
3.9	Kien Long Commercial Joint Stock Bank			1700197787 issued by the Department of Planning and Investment of Kien Giang Province on October 10, 1995	40-42-44 Pham Hong Thai Street, Vinh Thanh Van Ward, Rach Gia City, Kien Giang Province			Ms. Hanh is a non-executive Member of the Board of Directors
4	Mr. Nguyen Viet Hai		Independent Member of the Board of Directors			0	0	
4.1	Nguyen Van Dung					0	0	Father

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
4.2	Pham Thi Thanh Hoai					0	0	Mother
4.3	Nguyen Viet Long					0	0	Father-in-law
4.4	Pham Thi Thom					0	0	Mother-in-law

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
4.5	Nguyen Viet Hung					0	0	Older brother
4.6	Nguyen Quynh Anh					0	0	Sister-in-law
4.7	Nguyen Viet Ha					0	0	Wife

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
4.8	Nguyen Hai Phong					0	0	Son
4.9	Nguyen Hai Thu					0	0	Daughter
4.10	Nguyen Hai Quyen					0	0	Daughter
4.11	Sunshine - Design Joint Stock Company			0107431961 issued by the Department of Planning and	9th Floor, Sunshine Center Building, 16 Pham			Mr. Hai is the Deputy General Directo

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
				Investment of Hanoi City on May 12, 2016	Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi, Vietnam			
5	Nguyen Xuan Anh		Non-Executive Member of the Board of Directors			0	0	
5.1	Nguyen Xuan Thuc					0	0	Father
5.2	Le Thi Mien					0	0	Mother
5.3	Nguyen Xuan Quang					0	0	Older brother

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
5.4	Nguyen Thi Thanh Ha					0	0	Sister-in-law
5.5	Nguyen Thi Mai Anh					0	0	Younger sister
5.6	Nguyen Thi Mai Lien					0	0	Wife
5.7	Nguyen Tue An					0	0	Daughter

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
5.8	Nguyen Thai Uyen					0	0	Daughter
5.9	Nguyen Van Nghia					0	0	Father-in-law
5.10	Pham Thi Chuc					0	0	Mother-in-law
5.11	Vnc Sunshine Investment, Trade And			0109187797 issued by the Department of	Villa LP4-SL50, Lot TTT116-8, Southeast Area,	0	0	Board Member/ Major Shareholder

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
	Construction Development Joint Stock Company			Planning and Investment of Hanoi City on May 19, 2020	Nam An Khanh New Urban Area, An Khanh Commune, Hoai Duc District, Hanoi, Vietnam			
5.12	SCG Construction Group Joint Stock Company			0108704763 issued by the Department of Planning and Investment of Hanoi City on April 17, 2019	8th Floor, Sunshine Center Building, 16 Pham Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi	0	0	Deputy CEO
6	Vu Le Hieu		Person in charge of company governance			7,500	0.002%	

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
6.1	Vu Hong Chuyen							Father
6.2	Le Thi Bich Lien							Mother
6.3	Vu Gia Hien							Younger brother
6.4	Pham Thy Thu							Wife

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
6.5	Vu Bao An Nhien							Daughter
6.6	Pham Van Tu							Father-in-law
6.7	Nguyen Tuyet Lan							Mother-in-law

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
6.8	Sunshine Group Joint Stock Company			0106771556 issued by the Department of Planning and Investment of Hanoi City on February 9, 2015	12th Floor, Sunshine Center Building, 16 Pham Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi	0	0	Mr. Vu Le Hieu is an Independent Member of the Board of Directors.
B. Board of General Directors								
1	Ms. Do Thi Dinh		Chief Executive Officer					As presented in the Board of Directors section
2	Ms. Nguyen Thi Hong Hanh		Deputy CEO					As presented in the Board of Directors section
3	Ms. Nguyen Thi Thanh Ngoc		Deputy CEO			0	0	

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
3.1	Nguyen Mau Dan					0	0	Father
3.2	Bui Thi Kim Thanh					0	0	Mother
3.3	Nguyen Chuong Phu					0	0	Father-in-law
3.4	Nguyen Thi Thanh Nhan					0	0	Mother-in-law

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
3.5	Nguyen Hong Thang					0	0	Husband
3.6	Nguyen Manh Viet					0	0	Older brother
3.7	Nguyen Thu Phuong					0	0	Younger sister

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
3.8	Nguyen Ngoc Mai					0	0	Daughter
3.9	Nguyen Quang Nam					0	0	Son
4	Phan Ich Long		Deputy CEO			0	0	

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
4.1	Phan Ich Sau					0	0	Father
4.2	Do Thi Phen					0	0	Mother
4.3	Trinh Thi Nga					0	0	Wife

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
4.4	Trinh Van Tu					0	0	Father-in-law
4.5	Trinh Thi Luong					0	0	Mother-in-law
4.6	Phan Thi Nhung					0	0	Older sister

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
4.7	Nguyen Tien Long					0	0	Brother-in-law
4.8	Phan Moc Lan					0	0	Daughter

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
4.9	Phan Thao Lan					0	0	Daughter
4.10	Phan Thao Anh							Daughter
4.11	Sunshine Group Joint Stock Company			0106771556 issued by the Department of Planning and	12th Floor, Sunshine Center Building, 16 Pham Hung, My Dinh 2	0	0	Mr. Long is Deputy General Director

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
				Investment of Hanoi City on February 9, 2015	Ward, Nam Tu Liem District, Hanoi			
4.12	Sunshine Group Development Joint Stock Company			0107397372 issued by the Department of Planning and Investment of Hanoi City on April 13, 2016	9th Floor, Sunshine Center Building, 16 Pham Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi	0	0	Mr. Long is Deputy General Director
4.13	Thien Hai Joint Stock Company			3400507953 issued by the Department of Planning and Investment of Binh Thuan Province on December 21, 2007	257 19/4 Street, Xuan An Ward, Phan Thiet City, Binh Thuan Province	0	0	Mr. Long is a member of the Board of Directors

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
4.14	Dynamic Innovation Company Limited			0314269019 issued by the Department of Planning and Investment of Ho Chi Minh City on March 7, 2017	Commercial Area S1.A2.01.02, 1st Floor, S1 Tower, 23 Phu Thuan, Tan Phu Ward, District 7, Ho Chi Minh City	0	0	Mr. Long is a member of the Members' Council / Deputy General Director
4.15	Thanh Do Investment Development And Construction Joint Stock Company			0101332185 issued by the Department of Planning and Investment of Hanoi City on August 16, 2022	614 Lac Long Quan Street, Nhat Tan Ward, Tay Ho District, Hanoi	0	0	Mr. Long is the Deputy General Director in charge of Cooperation Projects
4.16	Sunshine Sky Villa Joint Stock Company			0108359563 issued by the Department of Planning and Investment of Hanoi City on July 10, 2018	9th Floor, Sunshine Center Building, 16 Pham Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi	0	0	Mr. Long is Deputy General Director

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
4.17	Long Bien Construction Investment Joint Stock Company			0108715437 issued by the Department of Planning and Investment of Hanoi City on April 24, 2019	Operation Office, Lot CT7, Nguyen Lam Street, Phuc Dong Ward, Long Bien District, Hanoi, Vietnam	0	0	Mr. Long is Deputy General Director
5	Cao Phi Hung		Chief Financial Officer			0	0	
5.1	Nguyen Thi Hong Van					0	0	Wife

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
5.2	Cao Van Binh					0	0	Father
5.3	Pham Thi Xuyen					0	0	Mother
5.4	Nguyen Duc Rao					0	0	Father-in-law

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
5.5	Dang Thi Son					0	0	Mother-in-law
5.6	Cao Hong Hanh					0	0	Older sister
5.7	Cao Van Cuong					0	0	Older brother

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
5.8	Phung Duc Tuong					0	0	Brother-in-law
5.9	Do Thu Hang					0	0	Sister-in-law
5.10	ODE Media and Entertainment Group Joint Stock Company			0107602021 issued by the Department of Planning and Investment of Hanoi City on October 18, 2016	4th Floor, Sunshine Center Building, 16 Pham Hung, My Dinh II, Nam Tu Liem, Hanoi.	0	0	Mr. Cao Phi Hung is a Member of the Board of Directors, concurrently Deputy General Director

C. LEGAL REPRESENTATIVE

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
1	Ms. Do Thi Dinh		Legal Representative					As presented in the Board of Directors section
D. SUPERVISORY BOARD								
1	Ms. Nguyen Thi Thu Thuy		Head of the Supervisory Board			0	0	
1.1	Nguyen Dinh Kinh					0	0	Father
1.2	Tran Thi Bich					0	0	Mother

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
1.3	Nguyen Ha Trang					0	0	Younger sister
1.4	Cao Xuan Ho					0	0	Father-in-law
1.5	Tran Thi Men					0	0	Mother-in-law

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
1.6	Cao Van Trinh					0	0	Husband
1.7	Cao Thanh Hai					0	0	Son
1.8	Cao Bao Phuong					0	0	Daughter
1.9	Cao Bao Anh					0	0	Daughter
1.10	Sunshine E&C Construction Joint Stock Company			0108307910 issued by the Department of Planning and Investment of Hanoi on 02/06/2018	9th Floor, Sunshine Center Building, 16 Pham Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City	0	0	Mr. Thuy is the Head of the Supervisory Board

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
1.11	Smartmind Securities Joint Stock Company			42/UBCK-GPHĐKD issued by the Chairman of the State Securities Commission on 28/12/2006	1st and 6th Floors, Sunshine Center Building, 16 Pham Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City	2,524,676	0.673%	Mr. Thuy is the Head of the Supervisory Board
2	Mr. Tran Dang Khoa		Member of the Supervisory Board			0	0	
2.1	Tran Dang Khoan					0	0	Father

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
2.2	Thai Thi Hoan					0	0	Mother
2.3	Tran Thi Ly					0	0	Younger sister
2.4	Nguyen Quoc Lu					0	0	Brother-in-law
2.5	Tran Thi Luan					0	0	Younger sister

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
2.6	Vo Hong Hai					0	0	Brother-in-law
2.7	Tran Dang Luu					0	0	Younger brother
2.8	Nguyen Thi Hong Van					0	0	Sister-in-law

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
2.9	Le Thi Thanh Nga					0	0	Wife
2.10	Tran Bao Ngoc					0	0	Daughter
2.11	Tran Binh Minh					0	0	Son
2.12	S-Homes Real Estate Investment and Business Joint Stock Company			0107069847 issued by the Department of Planning and Investment of Hanoi on 28/10/2015	10th Floor, Sunshine Center Building, 16 Pham Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi	0	0	Mr. Khoa is a member of the Supervisory Board

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
2.13	Sunshine AM Joint Stock Company			0108440863 issued by the Department of Planning and Investment of Hanoi on 20/09/2018	4th Floor, Sunshine Center Building, 16 Pham Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi, Vietnam	0	0	Mr. Khoa is a member of the Supervisory Board
2.14	Xuan Dinh Construction Investment Joint Stock Company			0107565644 issued by the Department of Planning and Investment of Hanoi on 15/09/2016	9th Floor, Sunshine Center Building, 16 Pham Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi	0	0	Mr. Khoa is a member of the Supervisory Board
3	Ms. Le Thi Thu Giang		Member of the Supervisory Board			0	0	
3.1	Le Van Kha					0	0	Father

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
3.2	Luong Thi Mai					0	0	Mother
3.3	Le Trung Kien					0	0	Older brother

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
3.4	Le Bao Ngoc					0	0	Daughter
3.5	Le Thi Mai					0	0	Sister-in-law
3.6	Thuan Phu Lang Co Development Investment Joint Stock Company			3300526896 issued by the Department of Planning and Investment of Thua Thien Hue Province on 04/01/2018	Phu Hai Village, Loc Vinh Commune, Phu Loc District, Thua Thien Hue Province, Vietnam	0	0	Chairperson of the Supervisory Board

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
E. CHIEF ACCOUNTANT								
1	Ms. Nguyen Thi Phuong Loan			Chief Accountant, Authorized Person to Disclose Information		30,000	0.008%	
1.1	Nguyen Quang Xuan					0	0	Father
1.2	Nguyen Thi Phuong					0	0	Mother

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
1.3	Hoang Quang Dao					0	0	Father-in-law
1.4	Nguyen Thi Phong					0	0	Mother-in-law
1.5	Nguyen Xuan Thanh					0	0	Younger brother

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
1.6	Duong Quynh Phuong					0	0	Sister-in-law
1.7	Hoang Linh					0	0	Husband
1.8	Hoang Ngoc Chi					0	0	Daughter
1.9	Hoang Khanh An					0	0	Son

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
1.10	Sunshine Sky Villa Joint Stock Company			0108359563 issued by the Department of Planning and Investment of Hanoi on 10/07/2018	9th Floor, Sunshine Center Building, 16 Pham Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi	0	0	Ms. Loan is a member of the Board of Directors
1.11	Sunshine Entertainment Joint Stock Company			4201397634 issued by the Department of Planning and Investment of Khanh Hoa on 12/12/2011	38B Nguyen Thi Dinh, Phuoc Long Ward, Nha Trang City, Khanh Hoa Province, Vietnam	0	0	Ms. Loan is a member of the Board of Directors
1.12	Sunshine Group Joint Stock Company			0106771556 issued by the Department of Planning and Investment of Hanoi on 09/02/2015	12th Floor, Sunshine Center Building, 16 Pham Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi	0	0	Ms. Loan is a non-executive member of the Board of Directors

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
					Hanoi City, Vietnam			

2. Transactions of internal persons and affiliated persons with shares of the Company: None

IX. OTHER SIGNIFICANT ISSUES: None

Recipients:

- Archived: VT.

CHAIRMAN OF THE BOARD OF DIRECTORS

(Sign, full name and seal)



DO ANH TUAN