

SCG CONSTRUCTION GROUP JOINT STOCK COMPANY
(Incorporated in the Socialist Republic of Vietnam)

SEPARATE FINANCIAL STATEMENTS

For the second quarter of 2026



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STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Unit: VND

ASSETS	Codes	Notes	As at 30 June 2026	As at 01 January 2026
A. CURRENT ASSETS	100		12,284,009,952,698	11,389,670,424,553
I. Cash	110	4	60,496,383,977	56,416,707,505
1. Cash	111		60,496,383,977	56,416,707,505
II. Short-term financial investments	120		138,423,377,412	1,518,446,201,024
1. Short-term held-to-maturity investments	123	5	138,423,377,412	1,518,446,201,024
III. Short-term receivables	130		8,270,562,899,309	7,666,443,723,547
1. Short-term trade receivables	131	6	5,251,609,117,837	4,630,755,719,791
2. Short-term advances to suppliers	132	7	2,981,910,022,152	2,958,406,047,311
3. Other short-term receivables	135	8	37,043,759,320	77,281,956,445
IV. Inventories	140	9	3,712,256,983,013	2,148,048,706,607
1. Inventories	141		3,724,880,745,138	2,160,672,468,732
2. Provision for devaluation of	142		(12,623,762,125)	(12,623,762,125)
V. Other short-term assets	160		102,270,308,987	315,085,870
1. Short-term deferred expenses	161	13	31,437,801	315,085,870
2. Value added tax deductibles	162		102,238,871,186	-
B. NON-CURRENT ASSETS	200		147,510,741,283	128,166,436,839
I. Long-term receivables	210		2,419,420,000	
1. Other long-term receivables	215	8	2,419,420,000	-
II. Fixed assets	220		26,360,591,424	5,884,393,271
1. Tangible fixed assets	221	10	5,485,417,116	4,883,324,023
- Cost	222		12,525,649,301	11,189,491,893
- Accumulated depreciation	223		(7,040,232,185)	(6,306,167,870)
2. Finance lease assets	224	11	19,726,272,188	-
- Cost	225		19,904,700,000	-
- Accumulated depreciation	226		(178,427,812)	-
3. Intangible assets	227	12	1,148,902,120	1,001,069,248
- Cost	228		1,457,714,000	1,244,594,000
- Accumulated amortisation	229		(308,811,880)	(243,524,752)
III. Long-term assets in progress	250		780,588,778	780,588,778
1. Construction in progress	252		780,588,778	780,588,778
III. Long-term financial investments	260		108,840,000,000	108,840,000,000
1. Investments in subsidiaries	261	5	108,840,000,000	108,840,000,000
IV. Other long-term assets	270		9,110,141,081	12,661,454,790
1. Long-term deferred expenses	271	13	9,110,141,081	12,661,454,790
TOTAL ASSETS (280=100+200)	280		12,431,520,693,981	11,517,836,861,392

STATEMENT OF FINANCIAL POSITION (Continued)

As at 30 June 2026

Unit: VND

RESOURCES	Codes	Notes	As at 30 June 2026	As at 01 January 2026
C. LIABILITIES	300		10,744,186,969,680	9,878,517,170,925
I. Current liabilities	310		10,596,251,455,190	9,221,499,404,273
1. Short-term trade payables	311	14	1,478,227,593,808	1,154,259,924,409
2. Short-term advances from customers	312	15	1,750,231,761,971	2,408,007,627,800
3. Short-term taxes and obligations payable to the State	314	16	122,204,412,700	119,469,299,322
4. Payables to employees	315		17,998,762,219	23,911,376,919
5. Short-term accrued expenses	316	17	3,541,224,557,172	3,240,781,301,172
6. Other current payables	320	18	22,712,029,168	11,863,851,349
7. Short-term loans and obligations	321	19	3,663,652,338,152	2,263,206,023,302
II. Long-term liabilities	330		147,935,514,490	657,017,766,652
1. Long-term advances from customers	332	15	-	473,150,000,000
2. Long-term loans and obligations	339	19	147,935,514,490	183,867,766,652
D. EQUITY	400	20	1,687,333,724,301	1,639,319,690,467
1. Owners' contributed capital	411		850,000,000,000	850,000,000,000
- Ordinary shares carrying voting rights	411a		850,000,000,000	850,000,000,000
2. Share premium	412		(149,600,000)	(149,600,000)
3. Retained earnings	420		837,483,324,301	789,469,290,467
- Retained earnings accumulated to the prior year end	420a		789,469,290,467	465,834,114,683
- Retained earnings of the current period	420b		48,014,033,834	323,635,175,784
TOTAL RESOURCES (440=300+400)	440		12,431,520,693,981	11,517,836,861,392



Le Hai Hoang
Preparer



Do Van Khai
Chief Accountant



Nguyen Xuan Anh
Chief Executive Officer
30 July 2026

INCOME STATEMENT

For the second quarter of 2026 and For the period from 01/01/2026 to 30/6/2026

Unit: VND

ITEMS	Codes	Notes	The Second quarter of 2026	The Second quarter of 2025	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
1. Gross revenue from goods sold and services rendered	01	21	1,695,618,960,993	1,670,779,225,500	2,329,727,918,880	1,870,999,357,643
2. Deductions	02		-	-	-	-
3. Net revenue from goods sold and services rendered (10=01-02)	10		1,695,618,960,993	1,670,779,225,500	2,329,727,918,880	1,870,999,357,643
4. Cost of sales	11	22	1,579,941,804,929	1,506,810,268,062	2,125,336,953,865	1,674,077,711,736
5. Gross profit from goods sold and services rendered (20=10-11)	20		115,677,156,064	163,968,957,438	204,390,965,015	196,921,645,907
6. Gain/Loss from disposal of investment property	21		-	-	-	-
7. Financial income	22	24	25,602,698,721	72,241,484,179	84,179,422,955	151,839,600,393
8. Financial expenses	23	25	97,717,828,445	97,253,412,696	176,106,249,008	186,403,822,503
- In which: Borrowing costs	24		95,997,828,446	96,512,071,950	172,666,249,010	184,926,072,850
9. Selling expenses	25	26	9,494,594,511	-	11,049,849,193	-
10. General and administration expenses	26	27	17,280,242,938	14,593,087,687	30,510,457,518	27,956,786,686
11. Operating profit {30=20+21+22-(23+25+26)}	30		16,787,188,891	124,363,941,234	70,903,832,251	134,400,637,111
12. Other income	31		704,033,165	495,316,567	1,348,539,756	796,439,322
13. Other expenses	32		1,230,976,122	821,818,072	1,687,004,814	873,338,071
14. (Losses)/Profit from other activities	40		(526,942,957)	(326,501,505)	(338,465,058)	(76,898,749)
15. Accounting profit before tax (50=30+40)	50		16,260,245,934	124,037,439,729	70,565,367,193	134,323,738,362
16. Current corporate income tax	51	28	11,587,103,369	24,973,883,844	22,551,333,359	27,047,421,126
17. Deferred corporate tax income	52		-	-	-	-
18. Net profit after corporate income tax (60=50-51-52)	60		4,673,142,565	99,063,555,885	48,014,033,834	107,276,317,236



Le Hai Hoang
Preparer



Do Van Khai
Chief Accountant



Nguyen Xuan Anh
Chief Executive Officer
30 July 2026

CASH FLOW STATEMENT

For the period from 01/01/2026 to 30/6/2026

Unit: VND

ITEMS	Codes	From 01/01/2026 to 30/06/2026	From 01/01/2025 to 30/06/2025
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1. Profit before tax	01	70,565,367,193	134,323,738,362
2. Adjustments for:			
Depreciation and amortisation of fixed assets	02	977,779,255	578,301,098
Provisions	03	-	1,224,220,057
(Gain) from investment and financial activities	05	(84,179,422,955)	(151,839,600,393)
Borrowing costs	06	172,666,249,010	185,300,526,503
3. Operating profit before movements in working capital	08	160,029,972,503	169,587,185,627
Increase, decrease in receivables	09	(571,618,727,230)	(336,074,988,031)
Increase, decrease in inventories	10	(1,564,208,276,406)	(534,288,110,773)
Increase, decrease in payables (excluding accrued loan interest and corporate income tax payable)	11	(528,329,488,298)	2,491,221,068,494
Increase, decrease in deferred expenses	12	3,834,961,778	445,676,223
Borrowing costs paid	14	(161,949,576,522)	(180,507,309,095)
Corporate income tax paid	15	(4,000,000,000)	(8,000,000,000)
Net cash (used in)/generated by operating activities	20	(2,666,241,134,175)	1,602,383,522,445
II. CASH FLOWS FROM INVESTING ACTIVITIES			
1. Acquisition and construction of fixed assets and other long-term assets	21	(2,031,028,890)	(109,371,818)
2. Cash outflow for lending, buying debt instruments of other entities	23	-	(1,860,000,000,000)
3. Cash recovered from lending, selling debt instruments of other entities	24	1,327,043,506,849	237,000,000,000
4. Interest earned, dividends and profits received	27	-	166,820,001,765
Net cash generated by/(used in) investing activities	30	1,325,012,477,959	(1,456,289,370,053)
III. CASH FLOWS FROM FINANCING ACTIVITIES			
1. Proceeds from borrowings	33	2,537,181,424,766	379,566,795,661
2. Repayment of borrowings	34	(1,191,873,092,078)	(553,791,564,203)
Net cash (used in) financing activities	40	1,345,308,332,688	(174,224,768,542)
Net (decrease)/ increase in cash (50=20+30+40)	50	4,079,676,472	(28,130,616,150)
Cash at the beginning of the period	60	56,416,707,505	75,613,296,176
Cash at the end of the period (70=50+60)	70	60,496,383,977	47,482,680,026

Le Hai Hoang
Preparer

Do Van Khai
Chief Accountant

Nguyen Xuan Anh
Chief Executive Officer
30 July 2026

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

For the second quarter of 2026

These notes are an integral part of and should be read in conjunction with the accompanying separate financial statements

1. GENERAL INFORMATION

Structure of ownership

SCG Construction Group Joint Stock Company (the "Company") was established under the first Business Registration Certificate No. 0108704763 dated 17 April 2019 issued by the Hanoi Authority for Planning and Investment with the 11th amendment dated 19 January 2026.

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

The number of employees as at 30 June 2026 was 614 (as at 31 December 2025: 518).

Operating activities

The Company's principal activities include:

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

Normal production and business cycle

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

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

The Company's structure

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

The subsidiaries of the Company include:

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

Disclosure of information comparability in the interim separate financial statements

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

2. ACCOUNTING CONVENTION AND ACCOUNTING PERIOD

Accounting convention

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

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

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

Accounting period

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

Implementation of the new accounting guidance

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

The Company applies the changes in accounting policies in accordance with Circular 99 and has effects

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

Estimates

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

Cash

Cash comprises cash on hand and bank demand deposits.

Financial investments

Loan receivables

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

Investments in subsidiaries

Investment in subsidiaries

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

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

Investments in subsidiaries are carried in the statement of financial position at cost less provision for impairment of such investments (if any). Provisions for impairment of investments in subsidiaries are made when there is reliable evidence for declining in value of these investments at the statement of financial position date.

Receivables

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

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

Inventories

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

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

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

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

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

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

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less accumulated depreciation.

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

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

	<u>Years</u>
Buildings and structures	6
Machinery and equipment	3 - 10
Motor vehicles	6 - 10

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

Leasing

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

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

Leases where substantially all the rewards and risks of ownership of assets remain with the leasing company are accounted for as operating leases. Rentals payable under operating leases are charged to

the interim income statement on a straight-line basis over the term of the relevant lease. Benefits received and receivable as an incentive to enter into an operating lease are also spread on a straight-line basis over the lease term.

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

	<u>Years</u>
Motor vehicles	5

Intangible assets and amortisation

Intangible assets represent accounting software that is stated at cost less accumulated amortisation. Intangible assets are amortised using the straight-line method over their estimated useful lives.

Prepayments

Prepayments are expenses which have already been paid but relate to results of operations of multiple accounting periods.

Prepayments mainly include commitment fee, costs of tools and equipment for construction, office renovation and repair costs, other tools and equipment costs which are expected to bring future economic benefits to the Company. These expenditures have been capitalized as prepayments and are allocated in the interim income statement using the straight-line method in accordance with the prevailing accounting regulations.

Straight bond issued

Bonds are issued as long-term borrowings.

Carrying value of straight bonds is recorded on net basis, equal to bonds' nominal amount less (-) Bond discount plus (+) Bond premium.

Costs relating to the issue of bonds are amortised over the lives of the bonds using straight-line method and are recorded in the financial expenses. Costs relating to the issue of bonds are initially recorded as a decrease in the principal of bonds.

Revenue recognition

Construction contract

Construction contract revenue and costs are recognised as follows:

Where the outcome of a construction contract can be estimated reliably and is accepted by the customers, revenue and costs are recognised by reference to the stage of completion of the contract activity accepted by the customers in the year. Variations, claims and incentive payments are included in contract revenue to the extent that they have been accepted by the customer.

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

Revenue from sale of goods and service rendered

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

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

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

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

Financial income

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

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

Borrowing costs

Borrowing costs are recognised in the interim income statement in the period when incurred unless they are capitalised in accordance with Vietnamese Accounting Standard No. 16 "Borrowing costs" and Circular No.99/2025/TT-BTC dated 27 October 2025 on guidelines for accounting regime for enterprises. Accordingly, borrowing costs to serve the construction of works and assets for customers, including the case of separate loans which are not capitalized into the value of construction works. Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the cost of those assets. For specific borrowings for the purpose of construction of fixed assets and investment properties, borrowing costs are capitalised even when the construction period is under 12 months.

Taxation

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

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

Deferred tax is recognised on significant differences between carrying amounts of assets and liabilities in

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

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

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

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

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

4. CASH

	As at 30 June 2026 VND	As at 01 January 2026 VND
Cash on hand	90,550,763	100,280,763
Bank demand deposits	60,405,833,214	55,916,426,742
Cash in transit	-	400,000,000
	60,496,383,977	56,416,707,505

5. FINANCIAL INVESTMENTS

a. Held-to-Maturity Investments

	As at 30 June 2026			As at 01 January 2026		
	VND			VND		
	Cost	Fair value	Provision	Cost	Fair value	Provision
Short-term loan receivables						
<i>Loan receivables</i>	122,881,493,151	122,881,493,151	-	1,449,925,000,000	1,449,925,000,000	-
Duong Van One Member Company Limited (i)	-	-	-	42,625,000,000	42,625,000,000	-
King Square Company Limited (ii)	-	-	-	591,000,000,000	591,000,000,000	-
Golden Great Trading Company Limited (iii)	22,466,493,151	22,466,493,151	-	484,000,000,000	484,000,000,000	-
Truong Minh Construction and Development Limited Liability Company (iv)	60,415,000,000	60,415,000,000	-	292,300,000,000	292,300,000,000	-
Great Point Construction Company Limited (Vii)	40,000,000,000	40,000,000,000	-	40,000,000,000	40,000,000,000	-
<i>Loan interest</i>	15,541,884,261	15,541,884,261	-	68,521,201,024	68,521,201,024	-
Duong Van One Member Company Limited (i)	3,248,184,541	3,248,184,541	-	15,628,666,780	15,628,666,780	-
King Square Company Limited (ii)	4,189,122,054	4,189,122,054	-	4,381,315,068	4,381,315,068	-
Golden Great Trading Company Limited (iii)	1,487,474,791	1,487,474,791	-	23,178,958,904	23,178,958,904	-
Truong Minh Construction and Development Limited Liability Company (iv)	4,722,239,862	4,722,239,862	-	25,321,780,820	25,321,780,820	-
Great Point Construction Company Limited (Vii)	1,894,863,013	1,894,863,013	-	10,479,452	10,479,452	-
	138,423,377,412	138,423,377,412	-	1,518,446,201,024	1,518,446,201,024	-

- (i) Represents an unsecured loan to Duong Van One Member Company Limited under the Loan Contract No. 2606/2025/HDCV/SCG-DV dated 26 June 2025 and the Appendix No. 01 dated 01 August 2025 to serve the borrower's business demand with a loan interest rate of 9.5%/year, the late payment penalty equals 150% of the current loan interest rate and the loan term is extended to 30 April 2026. Loan interest is paid together with the principal at the end of the loan term or on the date of early contract termination, as appropriate. The contract was fully settled as of April 8, 2026.
- (ii) Represents an unsecured loan to King Square Company Limited under the Loan Contract No. 2606/2025/HDCV/SCG-KS dated 26 June 2025 and the Appendix No. 01 dated 01 August 2025 to serve the borrower's business demand with a loan interest rate of 9.5%/year, the late payment penalty equals 150% of the current loan interest rate and the loan term is extended to 30 April 2026. Loan interest is paid together with the principal at the end of the loan term or on the date of early contract termination, as appropriate. The contract was fully settled as of June 16, 2026.
- (iii) Represents an unsecured loan to Golden Great Trading Company Limited under the Loan Contract No. 3006/2025/HDCV/SCG-GG dated 30 June 2025, the Appendix No. 01 dated 01 August 2025 and the Appendix No.02 dated 28 March 2026 to serve the borrower's business demand with a loan interest rate of 9.5%/year, the late payment penalty equals 150% of the current loan interest rate and the loan term is extended to 31 December 2026. Loan interest is paid together with the principal at the end of the loan term or on the date of early contract termination, as appropriate.
- (iv) Represents an unsecured loan to Truong Minh Construction and Development Company Limited under the Loan Contract No. 3101/2024/HDCV/SCG-TM dated 31 January 2024, the Appendix No. 01 dated 30 November 2024 and the Appendix No. 02 dated 31 December 2025 to serve the borrower's business demand with a fixed loan interest rate of 9.0%/year for 12 months, the late payment penalty equals 150% of the current loan interest rate and the loan term is extended to 31 December 2026. Loan interest is paid together with the principal at the end of the loan term or on the date of early contract termination, as appropriate.
- (v) Represents an unsecured loan to Great Point Construction Company Limited under the Loan Contract No. 3006/2025/HDCV/SCG-GP dated 30 June 2025, the Appendix No. 01 dated 01 August 2025 and the Appendix No.02 dated 28 March 2026 to serve the borrower's business demand with a loan interest rate of 9.5%/ year, late payment penalty equals 150% of the current loan interest rate and the loan term is extended to 31 December 2026. Loan interest is paid together with the principal at the end of the loan term or on the date of early contract termination, as appropriate.

b. Equity Investments in Other Entities

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

6. SHORT-TERM TRADE RECEIVABLES

	As at 30 June 2026 VND	As at 01 January 2026 VND
Sunrise Vietnam Investment and Construction Joint Stock Company	746,579,514,246	871,439,514,246
JH Company Limited	636,630,732,346	553,994,033,748
Light Home Vietnam Company Limited	713,452,936,337	502,471,985,437
Saigon Sunshine Group Joint Stock Company	283,142,184,289	438,352,184,289
Hemera Development Investment Company Limited	666,164,983,672	394,783,092,518
Huong Nguyen Vietnam Trading and Investment Company Limited	301,172,261,212	388,540,265,252
VIR Investment Trading Company Limited	301,302,485,785	309,632,485,785
An Binh Trading and Investment Company Limited	178,120,296,630	208,326,854,514
New Century Investment Trading Company Limited	39,664,215,512	138,750,737,575
An Hung Real Estate Trading Service Company Limited	-	561,622,860
Others	1,385,379,507,808	823,902,943,567
	5,251,609,117,837	4,630,755,719,791
In which:		
Short-term trade receivables from related parties (Details stated in Note 29)	1,501,565,310,266	1,002,443,181,504

7. ADVANCES TO SUPPLIERS

	As at 30 June 2026 VND	As at 01 January 2026 VND
Short-term advances to suppliers		
Vietnam Investment and Construction Property Joint	408,920,404,582	426,200,000,000
Dai Hung Thinh Real Estate Investment Joint Stock	380,000,000,000	380,000,000,000
Duong Van One Member Company Limited	-	300,000,000,000
ICV Vietnam Investment and Construction Joint Stock Company	125,339,578,893	211,283,624,862
DIA Joint Stock Company	345,934,664,128	119,808,024,864
Kinh Bac Real Estate Business Joint Stock Company	-	76,902,901,496
Others	1,721,715,374,549	1,444,211,496,089
	2,981,910,022,152	2,958,406,047,311
In which:		
Short-term advances to related parties (Details stated in Note 29)	351,190,649,705	223,291,702,107

8. OTHER RECEIVABLES

	As at 30 June 2026	As at 01 January 2026
	VND	VND
a. Short-term	37,043,759,320	77,281,956,445
Contract advance interest	14,945,056,769	70,454,757,988
Other receivables	22,098,702,551	6,827,198,457
b. Long-term	2,419,420,000	-
Deposit	2,419,420,000	-
	39,463,179,320	77,281,956,445
In which:		
Other short-term receivables from related parties (Details stated in Note 29)	-	40,945,478,537

9. INVENTORIES

	As at 30 June 2026		As at 01 January 2026	
	VND		VND	
	Cost	Provision	Cost	Provision
Work in progress (i)	2,545,991,556,899	(12,623,762,125)	865,378,825,821	(12,623,762,125)
Merchandise	1,178,889,188,239	-	1,295,293,642,911	-
Total	3,724,880,745,138	(12,623,762,125)	2,160,672,468,732	(12,623,762,125)

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

	Tại ngày 30/06/2026		Tại ngày 01/01/2026	
	VND		VND	
	Giá gốc	Dự phòng	Giá gốc	Dự phòng
Dự án Sunshine Empire	144,495,094,814	-	126,976,764,801	-
Dự án Alluvia City Văn Giang	187,182,054,261	-	104,007,773,706	-
Dự án Noble Crystal Long Biên	163,606,193,171	-	86,786,419,623	-
Dự án Sunshine Crystal River - CT01	242,782,995,693	-	83,849,962,102	-
Dự án Sunshine Sky City (E3)	99,317,650,367	-	84,254,385,918	-
Dự án Khu nhà ở cao tầng Phú Thuận (E2)	53,293,482,288	-	50,347,431,105	-
Dự án Noble Capital Thăng Long	167,199,929,695	-	21,361,217,933	-
Dự án Royal Capital	8,082,831,896	-	19,770,863,040	-
Dự án Noble Capital Tây Hồ (IB29)	81,359,119,947	-	2,326,700,968	-
Dự án Modus	595,463,913,846	-	55,504,002,474	-
Các dự án khác	803,208,290,921	(12,623,762,125)	230,193,304,151	(12,623,762,125)
	2,545,991,556,899	(12,623,762,125)	865,378,825,821	(12,623,762,125)

10. Tangible fixed assets

	Buildings and structures	Machinery and equipment	Motor vehicles	Total
	VND	VND	VND	VND
COST				
Opening balance	857,500,000	4,413,910,075	5,918,081,818	11,189,491,893
Additions in the period	546,000,000	790,157,408	-	1,336,157,408
Closing balance	1,403,500,000	5,204,067,483	5,918,081,818	12,525,649,301
ACCUMULATED DEPRECIATION				
Opening balance	410,222,222	2,772,991,614	3,122,954,034	6,306,167,870
Charge for the period	52,500,000	367,469,055	314,095,260	734,064,315
Closing balance	462,722,222	3,140,460,669	3,437,049,294	7,040,232,185
NET BOOK VALUE				
Opening balance	447,277,778	1,640,918,461	2,795,127,784	4,883,324,023
Closing balance	940,777,778	2,063,606,814	2,481,032,524	5,485,417,116

11. Finance lease assets

	Motor vehicles	Total
	VND	VND
COST		
Opening balance	-	-
Additions	19,904,700,000	19,904,700,000
Closing balance	19,904,700,000	19,904,700,000
ACCUMULATED AMORTISATION		
Opening balance	-	-
Charge for the period	178,427,812	178,427,812
Closing balance	178,427,812	178,427,812
NET BOOK VALUE		
Opening balance	-	-
Closing balance	19,726,272,188	19,726,272,188

12. Intangible assets

	Software	Total
	VND	VND
COST		
Opening balance	1,244,594,000	1,244,594,000
Additions	213,120,000	213,120,000
Closing balance	1,457,714,000	1,457,714,000
ACCUMULATED AMORTISATION		
Opening balance	243,524,752	243,524,752
Charge for the period	65,287,128	65,287,128
Closing balance	308,811,880	308,811,880
NET BOOK VALUE		
Opening balance	1,001,069,248	1,001,069,248
Closing balance	1,148,902,120	1,148,902,120

13. DEFERRED EXPENSES

	As at 30 June 2026	As at 01 January 2026
	VND	VND
a. Short-term		
Short-term tools and equipments		
- Cost of construction	31,437,801	315,085,870
	31,437,801	315,085,870
b. Long-term		
Commitment fee	5,160,000,002	8,600,000,000
Tools and equipment for construction	3,201,306,141	3,474,557,184
Office renovation and repair cost	205,997,364	259,403,196
Other tools and dies	542,837,574	327,494,410
	9,110,141,081	12,661,454,790

14. SHORT-TERM TRADE PAYABLES

	As at 30 June 2026	As at 01 January 2026
	VND	VND
	Amount/Amount able to be paid off	Amount/Amount able to be paid off
Sigma Engineering Joint Stock Company	174,245,736,444	147,277,970,141
An Binh Duy Trading Company Limited	202,843,197,664	122,973,068,030
Eurowindow Joint Stock Company	72,392,219,030	72,392,219,030
S-Manpower Trading Company Limited	115,716,897,946	47,571,895,294
Others	913,029,542,724	764,044,771,914
	1,478,227,593,808	1,154,259,924,409
In which		
Trade payables to related parties (Details stated in Note 29)	78,227,238,468	47,677,395,216

15. ADVANCES FROM CUSTOMERS

	As at 30 June 2026 VND	As at 01 January 2026 VND
a. Short-term advances from customer		
Northern Infrastructure Investment and Construction Company Limited	638,970,000,000	1,875,000,000,000
Sunshine Marina Nha Trang Joint Stock Company	359,500,000,000	438,670,000,000
Thu Duc Infrastructure Development Investment Joint Stock Company	234,595,171,813	63,180,522,295
Sunshine E&C Construction Joint Stock Company	4,260,869,787	4,260,869,787
Truong Giang Construction Architecture Company Limited	473,150,000,000	-
Others	39,755,720,371	26,896,235,718
	1,750,231,761,971	2,408,007,627,800
In which:		
Short-term advances from major related parties (Details stated in Note 29)	62,958,954,875	447,244,683,089
b. Long-term advances from customer		
Truong Giang Construction Architecture Company Limited	-	473,150,000,000
	-	473,150,000,000

16. TAXES AND AMOUNTS PAYABLE TO THE STATE BUDGET

	As at 01 January 2026 VND	Payable during the period VND	Paid/offset during the period VND	As at 30 June 2026 VND
Value added tax	35,956,803,955	189,915,572,834	204,461,033,420	21,411,343,369
Corporate income tax	81,469,516,797	22,551,333,359	4,000,000,000	100,020,850,156
Personal income tax	2,042,978,570	1,849,989,314	3,120,748,709	772,219,175
Other taxes, fees and duties	-	1,639,047,179	1,639,047,179	-
	119,469,299,322	215,955,942,686	213,220,829,308	122,204,412,700

17. SHORT-TERM ACCRUED EXPENSES

	As at 30 June 2026	As at 01 January 2026
	VND	VND
Accruals for construction works (i)		
In which:		
Noble Capital Thang Long Project	595,036,972,737	963,844,386,168
Royal Capital Project	412,872,181,047	569,845,337,376
Phuc Tho Sunshine Heritage Project	203,508,728,831	204,761,474,966
Westlake Noble Capital (IB29)	192,567,405,744	199,180,600,232
Sunshine Crystal River - CT01 Project	435,939,981,473	185,904,916,479
Diaphragm piles E2 Project	133,000,000,000	133,000,000,000
Hon Rom hill high-class villas and resort tourism Project	130,000,000,000	130,000,000,000
Sunshine Green Iconic Project	63,238,412,338	68,189,482,793
Modus Project	485,457,773,717	165,274,616,008
Others	889,603,101,285	620,780,487,150
	3,541,224,557,172	3,240,781,301,172

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

18. OTHER CURRENT PAYABLES

	As at 30 June 2026	As at 01 January 2026
	VND	VND
Interest payable	22,084,015,337	11,367,342,849
Other payables	628,013,831	496,508,500
	22,712,029,168	11,863,851,349

19. LOANS AND OBLIGATIONS UNDER FINANCE LEASES

a. Short-term loans and obligations under finance leases

	As at 01 January 2026		During the period		As at 30 June 2026
	Amount	VND Amount able to be paid off	Increase	VND Decrease	VND Amount able to be paid off
Short-term loans	2,263,206,023,302	2,263,206,023,302	2,404,793,405,992	1,191,873,092,078	3,476,126,337,216
Vietnam Prosperity Commercial Joint Stock Bank - Lang Ha Branch (i)	-	-	81,794,720,726	-	81,794,720,726
Kien Long Commercial Joint Stock Bank - Hanoi Branch (ii)	795,879,928,432	795,879,928,432	553,561,207,056	484,478,847,307	864,962,288,181
Saigon - Hanoi Commercial Joint Stock Bank (iii)	764,427,729,329	764,427,729,329	1,307,635,702,212	483,227,233,862	1,588,836,197,679
Joint Stock Commercial Bank for Investment and Development of Vietnam - Hanoi Branch (iv)	198,554,077,055	198,554,077,055	223,454,710,143	-	422,008,787,198
Military Commercial Joint Stock Bank (v)	504,344,288,486	504,344,288,486	238,347,065,855	224,167,010,909	518,524,343,432
Current portion of long-term	-	-	183,867,766,652	-	183,867,766,652
Ho Chi Minh City Development Joint Stock Commercial Bank (vi)	-	-	183,867,766,652	-	183,867,766,652
Current portion of long-term	-	-	3,658,234,284	-	3,658,234,284
obligations under finance leases	-	-	-	-	-
Vietcombank Financial Leasing Co., Ltd (vii)	-	-	3,658,234,284	-	3,658,234,284
	2,263,206,023,302	2,263,206,023,302	2,592,319,406,928	1,191,873,092,078	3,663,652,338,152

b. Long-Term loans and obligations under finance leases

	As at 01 January 2026		During the period		As at 30 June 2026
	VND		VND		VND
	Amount	Amount able to be paid off	Increase	Decrease	Amount able to be paid off
Long-term loans					
Ho Chi Minh City Development Joint Stock Commercial Bank (vi)	183,867,766,652	183,867,766,652	132,388,018,774	183,867,766,652	132,388,018,774
Finance lease liabilities					
Vietcombank Financial Leasing Co., Ltd (vii)	-	-	19,205,730,000	-	19,205,730,000
	183,867,766,652	183,867,766,652	151,593,748,774	183,867,766,652	151,593,748,774

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

- Secured by the pledge of receivables together with goods owned by Sunshine Saigon Group Joint Stock Company, arising from construction contracts for the execution of the Project, under Security Agreement No. BCLC-12753-HDTC-01 dated 10 February 2026.
- Secured by the pledge of receivables together with goods owned by Yamato E&C Joint Stock Company, arising from construction contracts for the execution of the Project, under Security Agreement No. BCLC-12753-HDTC-03 dated 10 February 2026.
- Secured by the pledge of receivables together with goods owned by FSI Financial Investment Joint Stock Company, arising from construction contracts for the execution of the Project, under Security Agreement No. BCLC-12753-HDTC-02 dated 10 February 2026.
- Secured by the pledge of receivables together with goods owned by Meteor PC Company Limited, arising from construction contracts for the execution of the Project, under Security Agreement No. BCLC-12753-HDTC-04 dated 10 February 2026.

- Secured by the pledge of receivables together with goods owned by Tuan Huy Trading and Service Company Limited, arising from construction contracts for the execution of the Project, under Security Agreement No. BCLC-12753-HDTC-05 dated 10 February 2026.
- Secured by the pledge of receivables together with goods owned by Vicenco Trading Investment Company Limited, arising from construction contracts for the execution of the Project, under Security Agreement No. BCLC-12753-HDTC-06 dated 10 February 2026.
- Secured by the pledge of receivables together with goods owned by Marina 1 Joint Stock Company, arising from construction contracts for the execution of the Project, under Security Agreement No. BCLC-12753-HDTC-07 dated 10 February 2026.
- Secured by the pledge of receivables together with goods owned by Marina 1 Joint Stock Company, arising from construction contracts for the execution of the Project, under Security Agreement No. BCLC-12753-HDTC-08 dated 10 February 2026.
- Secured by the pledge of receivables together with goods owned by Marina 1 Joint Stock Company, arising from construction contracts for the execution of the Project, under Security Agreement No. BCLC-12753-HDTC-09 dated 10 February 2026.
- Secured by the pledge of receivables together with goods and payment guarantee provided by the Customer, arising from construction contracts for the execution of the Project, under Security Agreement No. BCLC-12753-HDTC-B4 dated 10 February 2026.

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

- Mortgage Contract of property rights No. 105/24/HDTC dated 13 September 2024, No. 110/24/HDTC dated 02 October 2024 and No. 001/25/HDTC dated 09 January 2025 between Thuan Phu Lang Co Investment and Development Joint Stock Company (the Owner of Collateral), Kien Long Commercial Joint Stock Bank, Hanoi Branch (the Mortgagee), and the Company (the Secured Party). The collateral is the entire property rights arising from the development, exploitation and business of the: "Sea Hotel Area with an area of 17,400 m²", "Lakeside Villa Area with an area of 110,400 m²" and "Golf Practice Area with an area of 21,200 m²" within the Lang Co Tourist Resort and Golf Course Investment Project in Loc Vinh Commune, Phu Loc District, Thua Thien Hue Province according to Investment Registration Certificate No. 7475206665 issued by the Management Board of the Economic and Industrial Zones of Thua Thien Hue Province.
- The Company's receivable right arises from Construction Contract No. 0905/HBTC/JH-SCG dated May 9, 2024, executed between the Company and JH Co., Ltd., in relation to the high-rise residential building combined with commercial services and low-rise housing project at land lot CT01, Nam Thăng Long Urban Area, Phase III, Phu Thuong Ward, Hanoi, as stated in Note 06.

- The Company's receivable right arises from Construction Contract No. 222/2024/HĐTC/River Wind-SCG dated June 6, 2024, executed between the Company and River Wind Investment Co., Ltd., in relation to the inter-level school project at land lot coded THLC under the Nam Thang Long Urban Area Project, Phase II, in Dong Ngac Ward and Phu Thuong Ward, Hanoi, as stated in Note 06.

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

- Agreement No. 0170/2025/HDHM-PN/SBH.110100 dated 26 May 2025, with a maximum credit limit of VND 2,000,000,000,000. The purpose of the credit is to supplement working capital for business operations. The loan term and interest rate are stipulated in the loan agreements, but the maximum term is 9 months from the day following the disbursement date. The loan agreement is valid for one year from the date of signing until 26 May 2026. The loan is secured by property rights arising from the investment, business, and exploitation of adjacent land plots within Zone 1, Zone 3, and Zone 4 of the Sunshine Grand Capital New Life Urban Area Project, part of the Southwest New Urban Area Project in Tan Lap Commune, Dan Phuong District, developed by DIA Investment Joint Stock Company and Tan Cuong Consulting, Investment and Trading Joint Stock Company (related parties of the Company) as the investor, according to Investment Policy Decision No. 984/QĐ-UBND issued by the Hanoi People's Committee on 02 March 2018 (amended for the second time by Decision No. 6555/QĐ-UBND issued by the Hanoi People's Committee on 25 December 2013).
- Agreement No. 0446/2025/HDHM-PN/SBH.110100 dated 24 September 2025, with a maximum credit limit of VND 1,130,000,000,000. The purpose of this credit is to finance the construction and supply of materials for the following items: Completion of technical infrastructure, construction of all low-rise townhouses and villas (rough construction and exterior finishing) within the Modus Urban Area project, with Bach Giang Construction Investment Development Joint Stock Company - DCI as the investor. The loan term and interest rate are stipulated in the loan agreements, but are a maximum of 9 months from the day following the disbursement date. The credit agreement is valid for one year from the date of signing until 24 September 2026. The loan is secured by all claims arising from Construction Contract No. 309/HĐTC/MODUS/DCI-SCG dated 20 July 2025, between the Company and Bach Giang Construction Investment Development Joint Stock Company - DCI, and its Appendices/amendments, including the termination of the economic contract for any reason as stated in Note 06.
- Agreement No. 0653/2025/HDHM-PN/SBH.110100 dated 15 December 2025, with a maximum limit of VND 1,500,000,000,000. The purpose of this credit is to supplement working capital for the construction of high-rise residential buildings on plots CT-01, CT-02, and CT-03 of the Modus Urban Area project, developed by Bach Giang Construction Investment Development Joint Stock Company - DCI. The loan term and interest rate are stipulated in the loan agreements, but the maximum term is 9 months from the day following the disbursement date. The credit agreement is valid for one year, from 26 December 2025 to 26 December 2026. The loan is secured by all future claims arising from Appendix K.1 dated 10 October 2025 and Appendix K.2 dated 22 December 2025 to Construction Contract No. 2011/2025/HĐTC/LH-SCG dated 10 October 2025 between the Company and Light Home Vietnam Co., Ltd. and its Appendices/amendments, including in the event of termination of the economic contract for any reason as stated in Note 06.

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

- Mortgage Contract of real estate to secure obligations for others No. 05/2025/14194519/HĐBĐ and No. 06/2025/14194519/HĐBĐ dated 31 December 2025 between Duong Van One Member Company Limited (the Mortgagor) and Vietnam Joint Stock Commercial Bank for Investment and Development, Hanoi Branch (the Mortgagee). The collateral comprises assets attached to land including apartment SH02-05 (commercial and service) and SH02-01 (commercial and service) located at the mixed-use residential and commercial building Sunshine Riverside, land plot CT2, land lot CT03A-CT within block CT03 of Nam Thang Long Urban Area Phase 3, Phu Thuong Ward, Hanoi.
 - Mortgage Contract of real estate to secure obligations for others No. 01/2025/14194519/HĐBĐ, No. 02/2025/14194519/HĐBĐ and No. 03/2025/14194519/HĐBĐ dated 06 January 2026 between Thu Duc Infrastructure Development Investment Joint Stock Company (the Mortgagor) and Vietnam Joint Stock Commercial Bank for Investment and Development, Hanoi Branch (the Mortgagee). The collateral includes the land use rights of the Mortgagor for land parcels under the Land Use Rights Certificate and Ownership of Assets Attached to Land No. AA 04667146, AA 04667058, AA 01301700 and AA 04485667 under the low-rise housing construction investment project for sale at land plot A4/TT1 within planning block C12, Viet Hung Ward, Hanoi City.
- (v) Represents a short-term loan from Military Commercial Joint Stock Bank, Hai Ba Trung Branch under Credit Limit Agreement No. 318848.25.065.5083600.TD dated 10 July 2025 with the maximum credit limit of VND 1,000,000,000,000. The purpose of credit granting is to support the Customer's construction business activities. The loan term is 09 months, details of the loan term and interest rate are specified in the Debt Acknowledgement Agreement for each disbursement. The effective term of the credit agreement is 1 year from the date of signing the contract to 07 July 2026. The loan is secured by the following guarantee contracts:
- Mortgage Contract of property rights No. 322918.25.065.5083600.BD dated 28 July 2025. The collateral is the Company's receivables arising from Construction Contract No. 02/2024/HĐTC/CT5CT6/AB-SCG dated 25 December 2024 signed between the Company and An Binh Investment and Trading Company Limited relating to the construction investment project of high-rise residential buildings for sale at land plots with symbols B3/CT5 and B4/CT6 within planning zone C14, Phuc Dong Ward, Long Bien District (Noble Crystal Long Bien Project) as stated in Note 06.
 - Mortgage Contract of property rights No. 322902.25.065.5083600.BD dated 28 July 2025. The collateral is the Company's receivables arising from Construction Contract No. 225/2024/HĐTC/HNVN-SCG dated 10 December 2024 signed between the Company and Huong Nguyen Vietnam Investment Trading Company Limited relating to the construction of low-rise building structures, Zone 2 of the New Life Urban Area Construction Investment Project, Sunshine Grand Capital in Tan Lap Commune, Dan Phuong District and Duc Giang and Duc Thuong Communes, Hoai Duc District, Hanoi as stated in Note 06.
 - Mortgage Contract of property rights No. 322922.25.065.5083600.BD dated 28 July 2025. The collateral is the Company's receivables arising from Construction Contract No. 1907/2023/E&C-SCG/HĐTC dated 19 July 2023 between the Company and Sunshine E&C Construction Joint Stock Company; Contract No. 2107/2023/SR-SCG/HĐTC dated 21 July 2023 and Contract No. 111a/HD/SR-SCG dated 05 June 2024 between the Company and Sunrise Vietnam Investment and Construction Joint Stock Company relating to the construction investment project at land plots TT-01 to TT-09 and CXX-01 to CX-04 (Royal Capital Project) as stated in Note 06.
- (vi) Reflects the long-term loan from Ho Chi Minh City Development Joint Stock Commercial Bank - Hai Phong Branch dated September 29, 2025, with a maximum credit limit of VND 660,000,000,000. The purpose of using the loan is to supplement capital to perform the contract signed with Nhat An International Trading Company Limited or is specifically stipulated in each Debt Acknowledgment Agreement. The loan term is 18 months, details of the loan term and interest are stipulated in the

Debt Acknowledgment Agreement for each disbursement. The effective term of the Contract is 18 months from the date of signing the contract. The loan is secured by the following guarantee contracts:

- Property rights mortgage contract 14480/25MB/HDBD dated September 29, 2025, the Company's debt collection rights arising from construction contract No. 2108/HDTC/NA-SCG signed on August 21, 2025 between the Company and Nhat An International Trading Company Limited related to the investment project to build high-rise housing combined with commercial services and low-rise housing at land lot CT01, Nam Thang Long urban area, phase III, Phu Thuong ward, Tay Ho district.

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

20. OWNERS' EQUITY
Movement in owners' equity

	Owners' contributed capital	Share premium	Retained earnings	Total
	VND	VND	VND	VND
For the year ended 31 December 2025				
As of January 1, 2025	850,000,000,000	(149,600,000)	465,834,114,683	1,315,684,514,683
Profit for the year	-	-	323,635,175,784	323,635,175,784
As of December 31, 2025	850,000,000,000	(149,600,000)	789,469,290,467	1,639,319,690,467
For the period ended 30 June 2026				
As of January 1, 2026	850,000,000,000	(149,600,000)	789,469,290,467	1,639,319,690,467
Profit for the period	-	-	48,014,033,834	48,014,033,834
At 30 June 2026	850,000,000,000	(149,600,000)	837,483,324,301	1,687,333,724,301

Charter capital

According to the Enterprise Registration Certificate No. 0108704763 dated 17 April 2019, the 11th amendment dated 19 January 2026, the Company's charter capital is VND 850,000,000,000 (as at 31 December 2025: VND 850,000,000,000). As at 30 June 2026, the charter capital has been fully contributed by the owners as follows:

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

Shares

	As at 30 June 2026	As at 01 January 2026
Number of shares issued	85,000,000	85,000,000
<i>Ordinary shares (shares)</i>	<i>85,000,000</i>	<i>85,000,000</i>
Par value (VND)	10,000	10,000
Number of outstanding shares in circulation	85,000,000	85,000,000
<i>Ordinary shares (shares)</i>	<i>85,000,000</i>	<i>85,000,000</i>

21. REVENUE FROM GOODS SOLD AND SERVICES RENDERED

	<u>The Second quarter of 2026</u>	<u>The Second quarter of 2025</u>
	VND	VND
Construction contract revenue	1,557,310,573,997	1,661,598,526,585
Real estate sales revenue	108,967,079,553	-
Other revenue	29,341,307,443	9,180,698,915
	<u>1,695,618,960,993</u>	<u>1,670,779,225,500</u>
In which:		
Revenue from related parties (Details stated in Note 29)	<u>457,323,570,691</u>	<u>581,993,147,581</u>

22. COST OF SALES

	<u>The Second quarter of 2026</u>	<u>The Second quarter of 2025</u>
	VND	VND
Cost of construction contract	1,434,196,042,814	1,497,629,569,147
Cost of real estate sales	116,404,454,672	-
Other costs	29,341,307,443	9,180,698,915
	<u>1,579,941,804,929</u>	<u>1,506,810,268,062</u>

23. PRODUCTION COST BY NATURE

	<u>The Second quarter of 2026</u>	<u>The Second quarter of 2025</u>
	VND	VND
Raw materials and consumables	379,511,528,461	516,698,860,582
Labour	63,324,132,395	83,721,139,909
Depreciation and amortisation	868,205,432	458,596,591
Out-sourced services	1,824,201,327,833	1,566,921,335,669
Other monetary expenses	19,236,910,470	41,419,908,601
	<u>2,287,142,104,590</u>	<u>2,209,219,841,352</u>

24. FINANCIAL INCOME

	<u>The Second quarter of 2026</u>	<u>The Second quarter of 2025</u>
	VND	VND
Contract advance interest	18,539,852,056	57,182,278,082
Interest income from investments, loan interest	7,062,846,665	15,059,206,097
	<u>25,602,698,721</u>	<u>72,241,484,179</u>
In which		
Interest income with related parties (Details stated in Note 29)	<u>-</u>	<u>31,052,563,014</u>

25. FINANCIAL EXPENSES

	The Second quarter of 2026	The Second quarter of 2025
	VND	VND
Loan interest	95,997,828,446	64,442,519,121
Bond interest	-	32,067,936,346
Amortization of bond issue costs	-	554,696,000
Amortization of bond issuance costs	-	188,261,229
Commitment fee	1,719,999,999	-
	97,717,828,445	97,253,412,696
In which		
Interest expenses with related parties (Details stated in Note 29)	-	8,801,878,496

26. SELLING EXPENSES

	The Second quarter of 2026	The Second quarter of 2025
	VND	VND
Out-sourced services	8,872,440,888	-
Other expenses	622,153,623	-
	9,494,594,511	-

27. GENERAL AND ADMINISTRATION EXPENSES

	The Second quarter of 2026	The Second quarter of 2025
	VND	VND
Labour	11,574,497,717	10,911,072,753
Cost of tools, equipment and allocations	726,317,753	662,892,042
Depreciation and amortisation	162,669,249	117,207,000
Out-sourced services	1,672,615,040	2,651,843,385
Other expenses	3,144,143,179	250,072,507
	17,280,242,938	14,593,087,687

28. CURRENT CORPORATE INCOME TAX EXPENSE

	The Second quarter of 2026	The Second quarter of 2025
	VND	VND
Current corporate income tax expense		
Corporate income tax expense based on taxable profit in the current period	11,587,103,369	24,973,883,844
Total current corporate income tax expense	11,587,103,369	24,973,883,844

29. RELATED PARTY TRANSACTIONS AND BALANCES

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

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

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

(i) This company ceased to be a related party from 08 January 2026

(ii) This company ceased to be a related party from 11 February 2026

(iii) This company ceased to be a related party from 02 March 2026

(iv) This company is an affiliated party of the Company as of October 15, 2025.

(v) This company is an affiliated party of the Company as of May 25, 2026.

(vi) This company is an affiliated party of the Company as of April 24, 2026.

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

	The Second quarter of 2026	The Second quarter of 2025
	VND	VND
Sales		
Saigon Sunshine Group Joint Stock Company	-	353,248,240,156
Hemera Development Investment Company Limited	143,179,828,337	178,807,985,856
Sunshine E&C Construction Joint Stock Company	-	49,936,921,569
Marina 3 Joint Stock Company	13,638,361,925	-
Empire MP Investment Joint Stock Company	43,462,086,740	-
DIA Investment Joint Stock Company	13,760,236,838	-
Xuan La Construction Investment Joint Stock Company	729,493,637	-
Bach Giang - DCI Investment Development and Construction Joint Stock Company	98,389,658,805	-
Nhat An International Trading Company Limited	144,163,904,409	-
	457,323,570,691	581,993,147,581

	The Second quarter of 2026	The Second quarter of 2026
Financial income		
Contract advance interest		
Sunshine Marina Nha Trang Joint Stock Company	No longer a related party	31,052,563,014
	-	31,052,563,014
Financial expense		
Bond interest expense	-	8,247,182,496
KS Group Joint Stock Company	-	8,247,182,496
Collateral management and custody fees	-	554,696,000
SmartMind Securities Joint Stock Company	-	554,696,000
	-	8,801,878,496

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

	As at 30 June 2026 VND	As at 01 January 2026 VND
Short-term trade receivables		
Saigon Sunshine Group Joint Stock Company	283,142,184,289	438,352,184,289
Hemera Development Investment Company Limited	666,164,983,672	394,783,092,518
Sunshine E&C Construction Joint Stock Company	46,912,383,285	84,178,178,852
Smart Development Investment Joint Stock Company	No longer a related party	45,914,253,325
Empire MP Investment Joint Stock Company	46,753,618,649	27,404,564,970
Sunshine Homes Development Joint Stock Company	25,955,759	5,445,955,759
DIA Investment Joint Stock Company	18,613,169,878	4,063,297,093
Unicloud Technology Group Joint Stock Company	-	2,301,654,698
Xuan La Construction Investment Joint Stock Company	1,512,767,033	-
Bach Giang - DCI Investment Development and Construction Joint Stock Company	150,814,480,251	-
Nhat An International Trading Company Limited	256,088,416,942	-
Marina 3 Joint Stock Company	31,537,350,508	-
	1,501,565,310,266	1,002,443,181,504

Short-term advances to suppliers

DIA Investment Joint Stock Company	345,934,664,128	119,808,024,864
Kinh Bac Real Estate Trading Joint Stock Company	-	76,902,901,496
S.Manpower Human Resource Company Limited	No longer a related party	23,833,408,481
Unicloud Technology Group Joint Stock Company	4,938,122,330	2,429,504,019
Nanochip Technology Joint Stock Company	317,863,247	317,863,247
	351,190,649,705	223,291,702,107

Other short-term receivables

Contract advance interest	-	40,945,478,537
Sunshine Marina Nha Trang Joint Stock Company	No longer a related party	40,945,478,537
	-	40,945,478,537

Short-term trade payables

DIA Investment Joint Stock Company	30,028,938,875	35,882,161,608
Nanochip Technology Joint Stock Company	4,327,439,983	4,327,439,983
Unicloud Technology Group Joint Stock Company	1,765,601,361	3,894,152,565
Sunshine Mart Trading and Service Company Limited	-	1,935,903,281
Saigon Sunshine Group Joint Stock Company	-	764,500,000
S-Service Management and Operation Joint Stock Company	1,730,267,568	427,787,407
S-Service Sai Gon Joint Stock Company	131,909,895	226,450,372
Unicloud Technology Investment Joint Stock Company	219,000,000	219,000,000
Sunshine E&C Construction Joint Stock Company	-	-
S - Decoro Joint Stock Company	306,944,586	-
Kinh Bac Real Estate Trading Joint Stock Company	39,391,569,174	-
ODE Media and Entertainment Group Joint Stock Company	325,567,026	-
	78,227,238,468	47,677,395,216

Short-term advances from customers

Sunshine Marina Nha Trang Joint Stock Company	No longer a related party	438,670,000,000
Marina 3 Joint Stock Company	-	4,313,813,302
Sunshine E&C Construction Joint Stock Company	4,260,869,787	4,260,869,787
Saigon Sunshine Group Joint Stock Company	58,698,085,088	-
	62,958,954,875	447,244,683,089

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

		The Second quarter of 2026	The Second quarter of 2025
		VND	VND
Board of Directors	Position	180,000,000	180,000,000
Mr. Do Van Truong	Chairman	60,000,000	60,000,000
Mr. Do Anh Tuan	Vice chairman (appointed on April 13, 2025)	30,000,000	26,000,000
Mrs. Hoang Thi My Binh	Independent member (appointed on April 25, 2026)	22,000,000	-
Mr. Nguyen Ngoc Son	Independent member (resigned on April 25, 2026)	8,000,000	30,000,000
Mr. Nguyen Quoc Oanh	Member (resigned on April 13, 2025)	-	4,000,000
Mr. Bui Van Tu	Member	30,000,000	30,000,000
Mr. Ho Duc Viet	Member	30,000,000	30,000,000

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

		The Second quarter of 2026	The Second quarter of 2025
		VND	VND
Board of supervisors	Position	60,000,000	60,000,000
Mr. Nguyen Van Khoi	Head of the board of supervisors (appointed on April 13, 2025)	30,000,000	26,000,000
Mrs. Nguyen Thi Thanh Huyen	Member (appointed on April 13, 2025)	15,000,000	17,000,000
	Head of the board of supervisors (resigned on April 13, 2025)		
Mr. Ha Huu Thanh	Member (resigned on April 13, 2025)	-	2,000,000
Mrs. Tran Thi Hang	Member	15,000,000	15,000,000

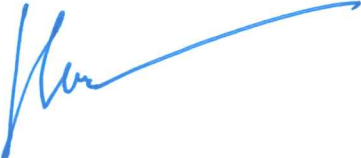
The salary of the Board of Management and other key management during the period is as follows:

		The Second quarter of 2026	The Second quarter of 2025
		VND	VND
Board of Management	Position	1,033,125,000	1,803,749,337
Mr. Nguyen Xuan Anh	Chief Executive Officer (resigned on 15 January 2026)	318,750,000	115,000,000
	Executive Officer (resigned on 21 April 2025)		
Mr. Bui Van Tu	Chief Executive Officer (resigned on 15 January 2026)	-	956,250,000
Mr. Phan Ich Long	Executive Officer (appointed on 21 April 2025)	479,025,000	174,421,079
Mrs. Nguyen Thi Thu Huyen	Executive Officer (appointed on 21 April 2026)	235,350,000	-
Mr. Nguyen Thanh Chung	Executive Officer (appointed on 21 April 2025; resigned on 08 January 2026)	-	234,750,000
Mr. Nguyen Quoc Oanh	Executive Officer (resigned on 21 April 2025)	-	97,962,963
Mr. Nguyen Khac Trung	Executive Officer (resigned on 21 April 2025)	-	110,365,295
Mr. Vu Anh Phuong	Executive Officer (resigned on 21 April 2025)	-	115,000,000
		The Second quarter of 2026	The Second quarter of 2025
		VND	VND
Other key management	Position	475,788,072	407,375,000
Mr. Do Van Khai	Chief Accountant (appointed on 17 September 2025)	475,788,072	-
Mr. Nguyen Dinh Duc	Chief Accountant (resigned on 06 August 2025)	-	407,375,000

30. COMPARATIVE FIGURES

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

Items	31/12/2025		
	Previously reported VND	Reclassify VND	After reclassification VND
Short-term held-to-maturity investments	-	1,449,925,000,000	1,449,925,000,000
Short-term loan receivables	1,449,925,000,000	(1,449,925,000,000)	-
Other short-term receivables	145,803,157,469	(68,521,201,024)	77,281,956,445



Le Hai Hoang
Preparer



Do Van Khai
Chief Accountant



Nguyen Xuan Anh
Chief Executive Officer
28 April 2026