SUNSHINE GROUP JOINT STOCK COMPANY	**SOCIALIST REPUBLIC OF VIETNAM**
----------	**Independence – Freedom – Happiness**

No.: 24.../2026/SSG-CBTT	*Hanoi, January 30., 2026*

To: State Securities Commission of Viet Nam
Ha Noi Stock Exchange

Name of organization: Sunshine Group Joint Stock Company
Stock code: KSF
Head office address: 12th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Viet Nam.
Phone number: 024 730 52999 Website: https://sunshinegroup.vn/
Person in charge of information disclosure: Mr. Ho Duc Viet – Authorized Person for Information Disclosure
Type of information disclosure:

✓ Periodic ☐ Extraordinary ☐ 24h ☐ Other

Content of information disclosure:

Sunshine Group Joint Stock Company announces the Corporate Governance Report for the year 2025.

This information was disclosed on the Company's website on January 30., 2026 at the following link: https://sunshinegroup.vn/bao-cao-quan-tri-cong-ty/

We hereby certify that the above information is true and correct and we take full legal responsibility for the disclosed information.

Recipients:
- *As above*
- *Filed at: Office*

AUTHORIZED PERSON FOR INFORMATION DISCLOSURE

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

HO DUC VIET

CÔNG TY CỔ PHẦN TẬP ĐOÀN SUNSHINE

Digitally signed by CÔNG TY CỔ PHẦN TẬP ĐOÀN SUNSHINE
DN: C=VN, S=Thành phố Hà Nội, CN=CÔNG TY CỔ PHẦN TẬP ĐOÀN SUNSHINE, OID.0.9.2342.19200300.100.1.1=MST:0106771556
Reason: I am the author of this document
Location: your signing location here
Date: 2026.01.30 17:06:19+07'00'
Foxit PhantomPDF Version: 10.1.4

SUNSHINE GROUP
JOINT STOCK COMPANY

No: 25.../2026/BCTHQT- SSG

THE SOCIALIST REPUBLIC OF VIET NAM
Independence - Freedom – Happiness

Ha Noi City, ... 30.1.01 ... ..., 2026

REPORT ON CORPORATE GOVERNANCE

(2025)

To: - State Securities Commission of Viet Nam;
- Ha Noi Stock Exchange.

- Name of company: **SUNSHINE GROUP JOINT STOCK COMPANY**
- Address of headoffice: 12th Floor, Sunshine Center Building, No. 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam
- Telephone: (024) 7305 2999 Fax:
- Charter capital: VND 8,997,873,080,000
- Stock symbol: KSF
- Governance model: General Meeting of Shareholders, Board of Directors, Board of Supervisors, and Chief Executive Officer.
- The implementation of internal audit: Implemented.

I. Activities of the General Meeting of Shareholders

Information on meetings and Resolutions/Decisions of the General Meeting of Shareholders (including Resolutions of the General Meeting of Shareholders adopted in the form of written opinions):

No.	Resolution/Decision No.	Date	Content
1	01/2025/SSG/NQ-ĐHĐCĐ	April 26, 2025	- Resolution of the Annual General Meeting of Shareholders, approving the matters discussed at the 2025 Annual General Meeting of Shareholders within its authority.

II. Board of Directors:

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 of the Board of Directors	October 23, 2020	April 26, 2025
			April 26, 2025	-
2	Ms. Do Thi Dinh	Board of Directors' member	October 23, 2020	April 26, 2025
3	Mr. Do Van Truong	Board of Directors' member	April 27, 2024	-
4	Mr. Jun Sungbae	Board of Directors' member	April 26, 2025	-
5	Ms. Nguyen Thi Phuong Loan	Non-executive member of the Board of Directors	May 27, 2023	-
6	Mr. Vu Le Hieu	Independent member of the Board of Directors	April 27, 2024	-

2. Meetings of the Board of Directors:

No.	Board of Director' member	Number of meetings attended by the Board of Directors	Attendance rate	Reasons for absence
1	Mr. Do Anh Tuan	61/61	100%	
2	Ms. Do Thi Dinh	2/61	3.13%	Dismissed on: April 26, 2025
3	Mr. Do Van Truong	61/61	100%	
4	Mr. Vu Le Hieu	61/61	100%	
5	Ms. Nguyen Thi Phuong Loan	44/61	72.13%	
6	Mr. Jun Sungbae	61/61	100%	Appointed on: April 26, 2025

3. Supervision of the Board of Directors to the Board of Management:

In the first six months of 2025, the Board of Directors carried out its supervisory role over the Executive Board in accordance with the Company's Charter and Internal Regulations on Corporate Governance. Specifically, the BOD performed the following tasks:

- Supervised and directed the successful organization of the 2025 Annual General Meeting of Shareholders (AGM) held on April 26, 2025
- Directed and supervised the full and timely submission of required reports, including:
    - The 2024 Corporate Governance Report; the first 6 months of 2025;
    - The periodic Financial Statements as required by regulations;
    - The 2024 Annual Report;
- Monitored the implementation of the Company's key strategic investment targets;
- Supervised the execution of Resolutions and Decisions issued by the AGM and the BOD;
- Discussed and evaluated the performance of the Executive Board for consolidation and reporting at the AGM;

- Conducted comprehensive supervision of business activities under the authority of the BOD.

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

5. Resolutions/Decisions of the Board of Directors:

No.	Resolution/Decision No.	Date	Content	Approval rate
1.	01/2025/SSG/NQ-HĐQT	January 15, 2025	Resolution of the Board of Directors regarding the receipt of a report of transaction between Dynamic Innovation Co., Ltd. ("DIC") – a subsidiary of the Company – and KS Group Joint Stock Company - a related party of the Company; and approving the authorization mechanism for the member of the Members' Council appointed by the Company to DIC to attend, decide on, and vote on matters at the meetings of the Members' Council.	100%
2.	02/2025/SSG/NQ-HĐQT	January 24, 2025	Resolution of the Board of Directors approving the policy on the Company's acquisition of shares in Sunshine Tay Ho Joint Stock Company and DIA Investment Joint Stock Company; Approval of the policy for Unicloud Technology Group Joint Stock Company – a subsidiary of the Company – to acquire shares in Thu Duc Infrastructure Development Investment Joint Stock Company; and approval of the policy for Sunshine Sky Villa Joint Stock Company – a subsidiary of the Company – to acquire shares in Wonderland Real Estate Joint Stock Company.	100%
3.	03/2025/SSG/NQ-HĐQT	February 25, 2025	Resolution of the Board of Directors regarding the change of the Company's Chief Executive Officer.	100%
4.	04/2025/SSG/NQ-HĐQT	February 25, 2025	Resolution of the Board of Directors approving the policy on signing the Information Technology Service Agreement with Unicloud Technology Group Joint Stock Company.	100%
5.	05/2025/SSG/NQ-HĐQT	March 3, 2025	Resolution of the Board of Directors approving the policy on the Company's acquisition of capital contribution in Kim Thanh Trading Co., Ltd.; resulting in Kim Thanh Trading Co., Ltd. becoming an associate company/subsidiary of the Company.	100%
6.	06/2025/SSG/NQ-HĐQT	March 5, 2025	Resolution of the Board of Directors approving the consent for the Company's subsidiaries — Dynamic Innovation Co., Ltd. and	100%

			Sunshine Sky Villa Joint Stock Company — to enter into loan/borrowing transactions.	
7.	07/2025/SSG/NQ-HĐQT	March 6, 2025	Resolution of the Board of Directors approving the plan for organizing the 2025 Annual General Meeting of Shareholders.	100%
8.	08/2025/SSG/NQ-HĐQT	March 19, 2025	Resolution of the Board of Directors approving the policy on the Company's acquisition of shares in Thien Hai Joint Stock Company.	100%
9.	10/2025/SSG/NQ-HĐQT	March 19, 2025	Resolution of the Board of Directors approving the policy to propose that the General Meeting of Shareholders of SCG Construction Group Joint Stock Company waive the public tender offer requirement for the transaction in which the Company acquires/purchases shares from existing shareholders of SCG Construction Group Joint Stock Company.	100%
10.	09/2025/SSG/NQ-HĐQT	March 25, 2025	Resolution of the Board of Directors approving the dismissal and appointment of the Chief Excecutive Officer of the Company, the change of the Legal Representative, and the appointment of Deputy General Directors in charge of several fields of expertise of the Company.	100%
11.	56/2025/SSG/NQ-HĐQT	March 29, 2025	Resolution of the Board of Directors approving the transfer of certain real estate assets owned by the Company in the Sunshine Riverside project.	100%
12.	12/2025/SSG/NQ-HĐQT	April 2, 2025	Resolution of the Board of Directors approving the appointment of Mr. Do Van Truong – Member of the Board of Directors – to replace Ms. Do Thi Dinh as the representative managing the Company's shareholdings in certain other companies; and approving the appointment of Mr. Tran Anh Quan to replace Ms. Do Thi Dinh as the authorized representative managing the Company's capital contribution in Dynamic Innovation Co., Ltd.	100%
13.	11/2025/SSG/NQ-HĐQT	April 4, 2025	Resolution of the Board of Directors approving the date, agenda, and meeting materials for the 2025 Annual General Meeting of Shareholders.	100%
14.	14/2025/SSG/NQ-HĐQT	April 15, 2025	Resolution of the Board of Directors approving the nomination of a candidate for Member of the Board of Directors.	100%

15.	15/2025/SSG/NQ-HĐQT	April 17, 2025	Resolution of the Board of Directors approving the dismissal of Mr. Phan Ich Long and Mr. Le Hoang Nam from their positions as Deputy General Directors of the Company.	100%
16.	16/2025/SSG/NQ-HĐQT	April 22, 2025	Resolution of the Board of Directors approving the permission for Sunshine Sky Villa Joint Stock Company – a subsidiary of the Company – to use and/or to commit to using its assets as security for obligations at Ho Chi Minh City Development Joint Stock Commercial Bank ("HD Bank").	100%
17.	17/2025/SSG/NQ-HĐQT	April 23, 2025	Resolution of the Board of Directors approving the update and revision of materials to be submitted to the 2025 Annual General Meeting of Shareholders.	100%
18.	18/2025/SSG/NQ-HĐQT	April 26, 2025	Resolution of the Board of Directors approving the appointment to the position of Chairman of the Board of Directors of the Company.	100%
19.	19/2025/SSG/NQ-HĐQT	April 26, 2025	Resolution of the Board of Directors on the implementation of the plan to issue shares for the public tender offer of shares of Sunshine Homes Development Joint Stock Company (SSH).	100%
20.	13/2025/SSG/NQ-HĐQT	April 28, 2025	Resolution of the Board of Directors approving the issuance of the Company's organizational structure in accordance with the organizational management chart.	100%
21.	20/2025/SSG/NQ-HĐQT	May 26, 2025	Approval of the offsetting of debts among the Company, Sunshine Group Development Joint Stock Company, Mr. Vu Huy Minh Quoc, and Ms. Nguyen Thi Hanh.	100%
22.	21/2025/SSG/NQ-HĐQT	May 27, 2025	Resolution of the Board of Directors approving the policy for the Company, Dynamic Innovation Co., Ltd. – a subsidiary of the Company – and other transferee parties to jointly participate in the acquisition of shares in Thanh Xuan Import-Export Joint Stock Company.	100%
23.	22/2025/SSG/NQ-HĐQT	May 30, 2025	Resolution of the Board of Directors approving Resolution No. 22/2025/SSG/NQ-BOD regarding the Company's affairs.	100%

24.	23/2025/SSG/NQ-HĐQT	June 6, 2025	Resolution of the Board of Directors approving the policy on signing an agreement for the allocation of costs related to the right to use personal image between the Company and the companies that are real estate developer with media and advertising rights.	100%
25.	24/2025/SSG/NQ-HĐQT	June 10, 2025	Resolution of the Board of Directors regarding changes in the Company's personnel.	100%
26.	25/2025/SSG/NQ-HĐQT	June 13, 2025	Resolution of the Board of Directors approving the policy on signing a car rental agreement between the Company and Sunshine Cab Joint Stock Company.	100%
27.	26/2025/SSG/NQ-HĐQT	July 14, 2025	The Resolution of the Board of Directors approving the principle of entering into a supply and construction contract between the Company and S-Decoro Joint Stock Company.	100%
28.	27/2025/SSG/NQ-HĐQT	July 15, 2025	The Resolution of the Board of Directors approving the principle of conducting transactions with SmartMind Securities Joint Stock Company – a subsidiary of the Company	100%
29.	28/2025/SSG/NQ-HĐQT	August 18, 2025	The Resolution of the Board of Directors approving the establishment of specialized committees within the organizational structure of the Company.	100%
30.	29/2025/SSG/NQ-HĐQT	August 20, 2025	The Resolution of the Board of Directors approving the establishment of the Performance Control Divission.	100%
31.	30/2025/SSG/NQ-HĐQT	August 23, 2025	The Resolution of the Board of Directors approving the principle for the Company to transfer its shares in Unicloud Technology Group Joint Stock Company to SmartMind Securities Joint Stock Company, and for the Company to transfer its capital contribution in Dynamic Innovation Company Limited to Unicloud Technology Group Joint Stock Company	100%

32.	31/2025/SSG/NQ-HĐQT	August 27, 2025	The Resolution of the Board of Directors approving the cancellation of the principle for the Company to transfer its capital contribution in Dynamic Innovation Company Limited to Unicloud Technology Group Joint Stock Company under Article 2 of the Board of Directors' Resolution No. 30/2025/SSG/NQ-BOD dated 23 August 2025, and approving the principle for the Company to borrow funds from Unicloud Technology Group Joint Stock Company – a subsidiary of the Company.	100%
33.	32/2025/SSG/NQ-HĐQT	September 13, 2025	The Resolution of the Board of Directors approving: (1) Dynamic Innovation Company Limited – a subsidiary of the Company – to purchase/receive the transfer of shares in DIA Investment Joint Stock Company – a subsidiary of the Company; (2) the transfer of shares by Dynamic Innovation Company Limited in Thuan Phu Lang Co Development Joint Stock Company, resulting in Thuan Phu Lang Co no longer being an indirect associate of the Company; and (3) the approval for related individuals to participate in the purchase/transfer of real estate products at the Company's projects and/or the projects of its subsidiaries in accordance with the sales policies applicable at the relevant time	100%
34.	33/2025/SSG/NQ-HĐQT	September 15, 2025	The Resolution of the Board of Directors approving Dynamic Innovation Company Limited – a subsidiary of the Company – to make additional capital contributions in the capital increase of Phu Thinh Land Company Limited – an indirect associate of the Company – in the form of an increase in the member's capital contribution.	100%
35.	34/2025/SSG/NQ-HĐQT	September 19, 2025	The Resolution of the Board of Directors approving DIA Investment Joint Stock Company – a subsidiary of the Company – to purchase/receive the transfer of shares in Thai Minh Land Investment Joint Stock Company, and approving the principle of entering into enterprise management consulting service contracts with related companies.	100%
36.	35/2025/SSG/NQ-HĐQT	September 22, 2025	The Resolution of the Board of Directors approving Dynamic Innovation Company Limited – a subsidiary of the Company – to enter into business cooperation agreements with partners.	100%

37.	36/2025/SSG/NQ-HĐQT	September 24, 2025	The Resolution of the Board of Directors approving the principle of entering into a sales and purchase contract with Sunshine Mart Trading and Services Company Limited.	100%
38.	37/2025/SSG/NQ-HĐQT	September 25, 2025	The Resolution of the Board of Directors approving: (1) the results of the share issuance for the public tender offer of Sunshine Homes Development Joint Stock Company's shares; (2) the adjustment of the Enterprise Registration Certificate and the amendment of the Company's Charter in accordance with the new charter capital after completing the share issuance for the public tender offer; and (3) the registration of the additional shares with the Viet Nam Securities Depository and Clearing Corporation and the amendment of the securities listing at the Ha Noi Stock Exchange for the newly issued shares.	100%
39.	38/2025/SSG/NQ-HĐQT	October 1, 2025	The Resolution of the Board of Directors approving the principle of entering into a master agreement between the Company and related parties.	100%
40.	39/2025/SSG/NQ-HĐQT	October 4, 2025	The Resolution of the Board of Directors approving Sunshine Tay Ho Joint Stock Company – a subsidiary of the Company – to provide guarantees and pledge assets to secure the payment and debt obligations of Thien Ha Investment, Trading and Business Company Limited at Military Commercial Joint Stock Bank.	100%
41.	40/2025/SSG/NQ-HĐQT	October 8, 2025	The Resolution of the Board of Directors approving a loan transaction between the Company's subsidiaries, Sunshine Tay Ho Joint Stock Company and DIA Investment Joint Stock Company.	100%

42.	41/2025/SSG/NQ-HĐQT	October 17, 2025	The Resolution of the Board of Directors approving the principle of entering into a master agreement on the cooperation for introducing the Noble App between the Company and NobleX Technology Group Joint Stock Company.	100%
43.	42/2025/SSG/NQ-HĐQT	November 5, 2025	The Resolution of the Board of Directors approving the appointment to the position of Deputy General Director in charge of Construction.	100%
44.	43/2025/SSG/NQ-HĐQT	November 10, 2025	The Resolution of the Board of Directors approving Dynamic Innovation Company Limited – a subsidiary of the Company – to sign the supplementary agreement adjusting the purchase/transfer price of shares in DIA Investment Joint Stock Company – a subsidiary of the Company – with Hung Cuong Trading and Services Company Limited (tax code: 0108801446)	100%
45.	44/2025/SSG/NQ-HĐQT	November 14, 2025	The Resolution of the Board of Directors approving the Company's support and authorization to receive and disburse donations on behalf of related parties for people affected by storms and floods.	100%
46.	45/2025/SSG/NQ-HĐQT	November 15, 2025	The Resolution of the Board of Directors approving: (1) Sunshine Tay Ho Joint Stock Company – a subsidiary of the Company – to provide guarantees and pledge assets to secure the payment and debt obligations of Thu Duc Infrastructure Development Joint Stock Company at Military Commercial Joint Stock Bank (MB Bank); and (2) Sunshine Tay Ho to pledge assets to secure its own obligations at MB Bank.	100%
47.	47/2025/SSG/NQ-HĐQT	November 20, 2025	The Resolution of the Board of Directors approving the Company to borrow funds from Sunshine Tay Ho Joint Stock Company – a subsidiary of the Company – and approving a loan transaction between the Company's subsidiaries, DIA Investment Joint Stock Company and Sunshine Tay Ho Joint Stock Company.	100%

48.	48/2025/SSG/NQ-HĐQT	November 25, 2025	The Resolution of the Board of Directors approving the dismissal of Ms. Nguyen Thuy Hoang Dung from the position of Deputy General Director in charge of Southern Region Business of the Company.	100%
49.	49/2025/SSG/NQ-HĐQT	November 26, 2025	The Resolution of the Board of Directors approving: (1) the Company to pledge all of its future and existing capital contributions in Dynamic Innovation Company Limited ("DIC") – a subsidiary of the Company – to secure the obligations of Tai Phat Trading and Services Company Limited at Viet Nam Prosperity Bank ("VPBank"); (2) DIC to use its own assets to secure the obligations of Tai Phat at VPBank after the Company completes the transfer of its capital contributions in DIC to Smart Development Investment Joint Stock Company; and (3) Sunshine Sky Villa Joint Stock Company ("Sky Villa") – a subsidiary of the Company – to pledge all of its future and existing capital contributions in DIC to secure the obligations of Tai Phat at VPBank.	100%
50.	50/2025/SSG/NQ-HĐQT	November 27, 2025	The Resolution of the Board of Directors approving: (1) the principle of entering into a car lease agreement between the Company and S-Homes Real Estate Investment and Business Joint Stock Company; and (2) the principle of entering into a car lease agreement between the Company and Sunshine – Design Joint Stock Company.	100%
51.	51/2025/SSG/NQ-HĐQT	December 11, 2025	The Resolution of the Board of Directors approving Sunshine Sky Villa Joint Stock Company ("Sky Villa") – a subsidiary of the Company – to use its assets to secure the debt obligations of Wonderland Real Estate Joint Stock Company – an indirect subsidiary of the Company – at Ho Chi Minh City Development Joint Stock Commercial Bank ("HDBank").	100%
52.	52/2025/SSG/NQ-HĐQT	December 16, 2025	The Resolution of the Board of Directors approving the principle of entering into an enterprise management consulting service contract with Wonderland Real Estate Joint Stock Company.	100%

53.	53/2025/SSG/NQ-HĐQT	December 25, 2025	The Resolution of the Board of Directors on the appointment to the position of Deputy General Director.	100%
54.	54/2025/SSG/NQ-HĐQT	December 25, 2025	The Resolution of the Board of Directors approving the principle of entering into a tripartite agreement on the succession and set-off of payment obligations between the Company, S.I Development Joint Stock Company, and Mr. Dương Văn Phúc.	100%
55.	55/2025/SSG/NQ-HĐQT	December 26, 2025	The Resolution of the Board of Directors approving the establishment of the Progress Control Committee.	100%
56.	57/2025/SSG/NQ-HĐQT	December 26, 2025	The Resolution of the Board of Directors approving Sunshine Sky Villa Joint Stock Company – a subsidiary of the Company – to purchase/receive the transfer of shares in Wonderland Real Estate Joint Stock Company.	100%
57.	58/2025/SSG/NQ-HĐQT	December 29, 2025	The Resolution of the Board of Directors approving the principle of entering into a contract between the Company and A Au Investment, Trading & Services Joint Stock Company.	100%
58.	59/2025/SSG/NQ-HĐQT	December 30, 2025	The Resolution of the Board of Directors approving the Company to co-repay, guarantee, and pledge its assets to secure the debt obligations of Wonderland Real Estate Joint Stock Company – an indirect subsidiary of the Company – at Ho Chi Minh City Development Joint Stock Commercial Bank.	100%
59.	60/2025/SSG/NQ-HĐQT	December 31, 2025	The Resolution of the Board of Directors approving the following principles: (1) Unicloud Technology Investment Joint Stock Company – an indirect subsidiary of the Company – to transfer real estate sale and purchase contracts with SCG Construction Group Joint Stock Company; and (2) Dynamic Innovation Company Limited – a subsidiary of the Company – to transfer real estate sale and purchase contracts with SCG Construction Group Joint Stock Company.	100%

60.	61/2025/SSG/NQ-HĐQT	December 31, 2025	The Resolution of the Board of Directors approving: (1) DIA Investment Joint Stock Company – a subsidiary of the Company – to purchase/receive additional shares in Thai Minh Land Investment Joint Stock Company; and (2) DIA Investment Joint Stock Company – a subsidiary of the Company – to pledge its assets to secure the obligations of Thai Minh Land Investment Joint Stock Company at Military Commercial Joint Stock Bank (MB Bank).	100%
61.	62/2025/SSG/NQ-HĐQT	December 31, 2025	The Board of Directors' Resolution approves the continuation of appointments of individuals to continue holding the positions as Members of the Members' Council of DIC; approves the reappointment of Mr. Tran Anh Quan to continue holding the position of Chairman of the Members' Council of DIC; and approves the delegation of authority to the Members' Council of DIC.	100%

III. Board of Supervisors (annual report):

1. Information about members of Board of Supervisors

No.	Members of Board of Supervisors/ Audit Committee	Position	The date becoming/ceasing to be the member of the Board of Supervisors/ Audit Committee	Qualification
1	Ms. Nguyen Thi Thanh Huyen	Head of the Board	Appointed on October 23, 2020 Appointed on April 26, 2025	Bachelor of Economics
2	Ms. Vu Thi Thuy Nga	Member	Appointed on October 23, 2020 Appointed on April 26, 2025	Bachelor of Accounting
3	Ms. Do Ngoc Anh	Member	Appointed on May 27, 2023	Bachelor of Finance and Accounting

2. Meetings of Board of Supervisors or Audit Committee

No.	Supervisors/ Audit Committee	Meetings attended	Attendance rate	Voting rate	Reasons for absence
1	Ms. Nguyen Thi Thanh Huyen	03	03/03	100%	
2	Ms. Vu Thi Thuy Nga	03	03/03	100%	
3	Ms. Do Ngoc Anh	03	03/03	100%	

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

The Supervisory Board has carried out supervisory activities over the Board of Directors (BOD) and the Board of Management in accordance with the Enterprise Laws, the Company's Charter, and its internal governance regulations. Specifically, the Supervisory Board has conducted the following supervisory activities:

- Reviewed and monitored compliance with legal regulations and the Company's internal policies, and supervised the implementation of resolutions passed by the General Shareholders' Meeting in the management and operation of the BOD and Board of Management.
- Examined the 2024 financial statements, quarterly finacial statements, to assess the accuracy and reasonableness of the financial data, as well as compliance with the Viet Namese Accounting Standards and relevant legal regulations.
- Supervised the disclosure of information and submission of reports in accordance with legal requirements.
- Evaluated and supervised the implementation of policies and procedures related to risk management and compliance with legal regulations.

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

- The Supervisory Board consistently collaborates closely with the Board of Directors and the Board of Management to ensure tasks are carried out effectively.
- The Board of Directors and the Executive Board have always actively supported the provision of information and documents, as well as arranged meetings or convocations when requested, in order to assist the Supervisory Board in fulfilling its duties effectively.
- Members of the Board of Directors and the Board of Management facilitate the participation of the Supervisory Board in important meetings, ensuring that they are provided with sufficient information to contribute their opinions and monitor relevant matters within their scope of authority.
- The Supervisory Board, the Board of Directors, and Board of Management also work closely with the shareholders, adhering to the Enterprise Law, and fulfilling their information needs through various communication channels, corporate events, or direct provision as requested. This coordination not only enhances governance effectiveness but also fosters a transparent, open, and cooperative environment.

5. Other activities of the Board of Supervisors and Audit Committee (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 - General Director	December 26, 1983	Bachelor of Finance Academy	Dismissal: March 1, 2025
2.	Mr. Phan Ich Long - Deputy General Manager	August 22, 1985	Construction engineer	Dismissal: April 17, 2025
3.	Mr. Le Hoang Nam - Deputy General Manager	June 14, 1981	Technology Engineer information	Dismissal: April 17, 2025
4.	Mr. Do Van Truong – General Director	May 1, 1979	Bachelor's Degree in Electronics and Telecommunications Technology	Appointment: March 1, 2025 Dismissal: March 25, 2025
5.	Ms. Nguyen Thi Phuong Loan – General Director	December 27, 1985	Bachelor's Degree in Accounting – Auditing	Appointment: March 25, 2025
6.	Mr. Cao Phi Hung – Deputy General Director	February 25, 1993	Bachelor's Degree in Finance – Banking	Appointment: March 25, 2025
7.	Mr. Le Van Nho – Deputy General Director	July 9, 1982	Architect – University of Civil Engineering	Appointment: March 25, 2025
8.	Mr. Nguyen Thanh Hung – Deputy General Director	August 9, 1981	Architect – Ha Noi Architectural University	Appointment: March 25, 2025
9.	Mr. Dinh Chi Hieu – Deputy General Director	May 26, 1977	Ph.D. in Telecommunications and Information Technology – Waseda University, Japan	Appointment: March 25, 2025

10.	Ms. Tran Thi Nhu Loan – Deputy General Director	April 30, 1979	Bachelor's Degree in Finance	Appointment: March 25, 2025 Dismissal: June 10, 2025
11.	Ms. Nguyen Thuy Hoang Dung – Deputy General Director	July 31, 1980	Master's Degree in Business Administration	Appointment: June 16, 2025 Dismissal: November 25, 2025
12.	Mr. Nguyen Xuan Anh - Deputy General Director	January 10, 1976	Civil Engineer	Appointed: November 5, 2025
13.	Ms. Nguyen Thi Thanh Ngoc – Deputy General Director	April 13, 1977	Architect	Appointment: December 25, 2025

V. Chief Accountant

Name	Date of birth	Qualification	Date of appointment/ dismissal
Mr. Ho Duc Viet	May 6, 1990	Bachelor of Business Accounting	Date of appointment: April 25, 2024

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: Participated.

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 (ifany)	Position at the Company (if any)	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
I. Board of Director									
1.1	Mr. Do Anh Tuan	047C299999	Chairman of the Board of Directors			October 23, 2020	April 26, 2025	-	Internal Person and Shareholder owning more than 10% of voting Shares
						April 26, 2025	-	Appointed pursuant to Resolution of the General Meeting of Shareholders No. 01/2025/SSG/NQ-ĐHĐCĐ	
1.2	Ms. Do Thi Dinh	047C666666	Board of Directors' member			October 23, 2020	April 26, 2025	Dismissed pursuant to Resolution of the General Meeting of Shareholders No. 01/2025/SSG/NQ-ĐHĐCĐ	Internal Person
1.3	Mr. Do Van Truong		Board of Directors' member			April 27, 2024	-	Appointed according to Resolution of the General Meeting of Shareholders No. 01/2024/RTG/NQ-	Internal Person

No.	Name of organization/individual	Securities trading account (ifany)	Position at the Company (if any)	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
								ĐHĐCĐ	
1.5	Mr. Vu Le Hieu	-	Independent member of the Board of Directors			April 27, 2024	-	Appointed according to Resolution of the General Meeting of Shareholders No. 01/2024/RTG/NQ-ĐHĐCĐ	Internal Person
1.6	Mr. Jun Sungbae		Board of Directors' member			April 26, 2025	-	Appointed pursuant to Resolution of the General Meeting of Shareholders No. 01/2025/SSG/NQ-ĐHĐCĐ	Internal Person
1.7	Ms. Nguyen Thi Phuong Loan	-	Board of Directors' member			May 27, 2023	-	Appointed according to the Resolution of the General Meeting of Shareholders No. 01/2023/KSF/NQ-ĐHĐCĐ	Internal Person
II. Board of Supervisors									

No.	Name of organization/individual	Securities trading account (ifany)	Position at the Company (if any)	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
2.1	Ms. Nguyen Thi Thanh Huyen		Head of Supervisory Board			October 23, 2020	April 26, 2025	Appointed pursuant to Resolution of the General Meeting of Shareholders No. 01/2025/SSG/NQ-ĐHĐCĐ	Internal Person
						April 26, 2025	-		
2.2	Ms. Vu Thi Thuy Nga		Member of Supervisory Board			October 23, 2020	April 26, 2025	Appointed pursuant to Resolution of the General Meeting of Shareholders No. 01/2025/SSG/NQ-ĐHĐCĐ	Internal Person
						April 26, 2025	-		
2.3	Ms. Do Ngoc Anh		Member of Supervisory Board			May 27, 2023	-	-	Internal Person
III. Board of Management									
3.1	Ms. Do Thi Dinh		Chief Executive Officer, Legal Representative			October 23, 2020	March 1, 2025	Dismissed pursuant to Resolution of the Board of Directors No. 03/2025/SSG/NQ-HĐQT	Internal Person

No.	Name of organization/individual	Securities trading account (ifany)	Position at the Company (if any)	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
3.2	Mr. Phan Ich Long		Deputy CEO			October 24, 2020	April 17, 2025	Dismissed pursuant to Resolution of the Board of Directors No. 15/2025/SSG/NQ-HĐQT	Internal Person
3.3	Mr. Le Hoang Nam	047C007962	Deputy CEO			March 26, 2021	April 17, 2025	Dismissed pursuant to Resolution of the Board of Directors No. 15/2025/SSG/NQ-HĐQT	Internal Person
3.4	Mr. Do Van Truong		Chief Executive Officer, Legal Representative			March 1, 2025	-	Appointed pursuant to the Resolution of the Board of Directors No. 03/2025/SSG/NQ-HĐQT	Internal Person
						-	March 25, 2025	Dismissed pursuant to the Resolution of the Board of Directors No. 09/2025/SSG/NQ-HĐQT	

No.	Name of organization/individual	Securities trading account (ifany)	Position at the Company (if any)	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
3.5	Ms. Nguyen Thi Phuong Loan		Chief Executive Officer, Legal Representative			March 25, 2025	-	Appointed pursuant to the Resolution of the Board of Directors No. 09/2025/SSG/NQ-HĐQT	Internal Person
3.6	Mr. Cao Phi Hung		Deputy General Director			March 25, 2025	-	Appointed pursuant to the Resolution of the Board of Directors No. 09/2025/SSG/NQ-HĐQT	Internal Person
3.7	Mr. Le Van Nho		Deputy General Director			March 25, 2025	-	Appointed pursuant to the Resolution of the Board of Directors No. 09/2025/SSG/NQ-HĐQT	Internal Person
3.8	Mr. Nguyen Thanh Hung		Deputy General Director			March 25, 2025	-	Appointed pursuant to the Resolution of the Board of Directors No. 09/2025/SSG/NQ-HĐQT	Internal Person

No.	Name of organization/individual	Securities trading account (ifany)	Position at the Company (if any)	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
3.9	Mr. Dinh Chi Hieu		Deputy General Director			March 25, 2025	-	Appointed pursuant to the Resolution of the Board of Directors No. 09/2025/SSG/NQ-HĐQT	Internal Person
3.10	Ms. Tran Thi Nhu Loan		Deputy General Director			March 25, 2025	June 10, 2025	Appointed pursuant to Resolution No. 09/2025/SSG/NQ-HDQT. Dismissed pursuant to Resolution No. 24/2025/SSG/NQ-HĐQT.	Internal Person
3.11	Ms. Nguyen Thuy Hoang Dung		Deputy General Director			June 16, 2025	November 25, 2025	Appointed pursuant to the Resolution of the Board of Directors No. 24/2025/SSG/NQ-HDQT Dismissed pursuant to Resolution No. 48/2025/SSG/NQ-HĐQT	Internal Person

No.	Name of organization/individual	Securities trading account (ifany)	Position at the Company (if any)	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
3.12	Mr. Nguyen Xuan Anh		Deputy General Director			November 5, 2025	-	Appointed pursuant to the Resolution of the Board of Directors No. 42/2025/SSG/NQ-HĐQT	Internal Person
3.13	Ms. Nguyen Thi Thanh Ngoc		Deputy General Director			December 25, 2025	-	Appointed pursuant to the Board of Directors' Resolution No. 53/2025/SSG/NQ-HĐQT	Internal Person
IV. Chief Accountant and Authorized Information Disclosure Representative									
4.1	Mr. Ho Duc Viet		Chief Accountant, Authorized Information Disclosure Representative.			April 25, 2024	-	Appointed according to Resolution No. 09/2024/RTG/NQ-HĐQT of the Board of Directors	Internal Person
V. The person responsible for company governance									
5.1	Ms. Nguyen Thi Xuan My		The person responsible for company governance			August 4, 2021			Internal Person

No.	Name of organization/individual	Securities trading account (ifany)	Position at the Company (if any)	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
VI. Related organizations									
6.1	Dynamic Innovation Company Limited			0314269019, issued by the Department of Planning and Investment of Ho Chi Minh City on March 7, 2017	Commercial Unit No. S1.A2.01.02, Level 01, Tower S1, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Vietnam.	June 2021	-	-	Subsidiary
6.2	SmartMind Securities Joint Stock Company			0304763878 issued by the Department of Planning and Investment of Hanoi City on December 28, 2006	1st Floor and 6th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Ho Chi Minh City, Vietnam	November 2021	-	-	Subsidiary

No.	Name of organization/individual	Securities trading account (ifany)	Position at the Company (if any)	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
6.3	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, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	June 2023	-	-	Subsidiary
6.4	Sunshine Mart Service and Trading Business Company Limited			0109334554 issued by the Department of Planning and Investment of Hanoi City on September 08, 2020	1st Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	December 2024	-	-	Subsidiary
6.5	S-Service Management & Operation Joint Stock Company			0107744812 issued by the Department of Planning and Investment of Hanoi City on March 02,	9th Floor, Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi	December 2024	-	-	Subsidiary

No.	Name of organization/individual	Securities trading account (ifany)	Position at the Company (if any)	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
				2017	City, Vietnam				
6.6	Sunshine Homes Development Joint Stock Company			0106784499 issued by the Department of Planning and Investment of Hanoi City on March 09, 2015	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	September 2025	-	-	Subsidiary
6.7	Sunshine Tay Ho Joint Stock Company			0108268436 issued by the Department of Planning and Investment of Hanoi City on May 09, 2018	12th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	June 2025	-	-	Subsidiary
6.8	DIA Investment Joint Stock Company			0500468389 issued by the Department of Planning and Investment of	12th Floor, Sunshine Center Building, No. 16, Pham	August 2025	-	-	Subsidiary

No.	Name of organization/individual	Securities trading account (ifany)	Position at the Company (if any)	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
				Hanoi City on June 24, 2005	Hung Street, Tu Liem Ward, Hanoi City, Vietnam				
6.9	Wonderland Real Estate Joint Stock Company			0108307903 issued by the Department of Planning and Investment of Hanoi City on June 02, 2018	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	November 2025	-	-	Indirect subsidiary (through Sunshine Sky Villa Joint Stock Company)
6.10	Unicloud Technology Group Joint Stock Company			0107432651 issued by the Department of Planning and Investment of Hanoi City on May 12, 2016	10th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	October 2023	-	-	Indirect subsidiary (through Sunshine Sky Villa Joint Stock Company)
6.11	Nanochip Technology Joint			0313885664 issued by the	L17-11, 17th Floor,	October	-	-	Indirect subsidiary

No.	Name of organization/individual	Securities trading account (ifany)	Position at the Company (if any)	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
	Stock Company			Department of Planning and Investment of Ho Chi Minh City on June 29, 2016	Vincom Center Building, No. 72, Le Thanh Ton Street, Sai Gon Ward, Ho Chi Minh City, Vietnam	2023			(through Unicloud Technology Group Joint Stock Company)
6.12	Unicloud Technology Investment Joint Stock Company			0109656689 issued by the Department of Planning and Investment of Hanoi City on June 02, 2021	6th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	October 2023	-	-	Indirect subsidiary (through Unicloud Technology Group Joint Stock Company)
6.13	Sunshine Maple Bear Education Company Limited			0108078467 issued by the Department of Planning and Investment of Hanoi City on November 30,	1st Floor, Sunshine Palace Apartment Building, Lot C2/CN3, Lane 13, Linh Nam	December 2024	-		Indirect subsidiary (through S-Service Management & Operation Joint Stock

No.	Name of organization/individual	Securities trading account (ifany)	Position at the Company (if any)	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
				2017	Road, Vinh Tuy Ward, Hanoi City, Vietnam				Company)
6.14	Phu Thuong Education Investment Company Limited			0107520675 issued by the Department of Planning and Investment of Hanoi City on July 28, 2016	SH02-06, R2 Building, Sunshine Riverside Project, CT03A-CT Lot, CT3 Zone, Nam Thang Long Urban Area, Phu Thuong Ward, Hanoi City, Vietnam	December 2024	-	-	Indirect subsidiary (through Dynamic Innovation Company Limited)
6.15	S-Service Saigon Joint Stock Company			0315954049 issued by the Department of Planning and Investment of Ho Chi Minh City on October 11, 2019	Commercial Unit No. S1.A2.01.01, Level 01, S1 Tower, No. 23, Phu Thuan Street, Tan My Ward, Ho Chi Minh	December 2024	-	-	Indirect subsidiary (through S-Service Management & Operation Joint Stock Company)

No.	Name of organization/individual	Securities trading account (ifany)	Position at the Company (if any)	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
					City, Vietnam				
6.16	Hung Thinh Phat Housing Investment Company Limited			0108325719 issued by the Department of Planning and Investment of Hanoi City on June 14, 2018	11th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	September 2025			Indirect subsidiary (through Sunshine Homes Development Joint Stock Company)
6.17	Xuan La Construction Investment Joint Stock Company			0107565651 issued by the Department of Planning and Investment of Hanoi City on September 15, 2016	4th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	September 2025			Indirect subsidiary (through Sunshine Homes Development Joint Stock Company)

No.	Name of organization/individual	Securities trading account (ifany)	Position at the Company (if any)	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
6.18	Anh Duong Star Joint Stock Company			0101358793 issued by the Department of Planning and Investment of Hanoi City on April 09, 2003	SH03-01, R3 Building, Sunshine Riverside Project, CT03A-CT Lot thuộc CT03 Zone, Nam Thang Long Urban Area, Phu Thuong Ward, Hanoi City, Vietnam	September 2025			Indirect subsidiary (through Sunshine Homes Development Joint Stock Company)
6.19	Long Bien Construction Investment Joint Stock Company			0108715437 issued by the Department of Planning and Investment of Hanoi City on April 24, 2019	Management Office Building, CT7 Lot, Nguyen Lam Street, Viet Hung Ward, Hanoi City, Vietnam	September 2025			Indirect subsidiary (through Sunshine Homes Development Joint Stock Company)
6.20	Xuan Dinh Construction Investment Joint			0107565644 issued by the Department of	9th Floor, Sunshine Center	September 2025			Indirect subsidiary (through

No.	Name of organization/individual	Securities trading account (ifany)	Position at the Company (if any)	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
	Stock Company			Planning and Investment of Hanoi City on September 15, 2016	Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam				Sunshine Homes Development Joint Stock Company)
6.21	Thai Minh Land Investment Joint Stock Company			0110503750 issued by the Department of Planning and Investment of Hanoi City on October 10, 2023	Apartment A-06, 1st Floor, Building A, Sunshine Green Iconic Project, CT7 Plot, Nguyen Lam Street, Phuc Loi Ward, Hanoi City, Vietnam	December 2025			Indirect subsidiary (through DIA Investment Joint Stock Company)
6.22	Thuan Phu Lang Co Development Investment Joint Stock Company			3300526896 issued by the Thua Thien Hue Provincial Tax Department on January 04,	Phu Hai Hamlet, Chan May – Lang Co Commune, Hue City, Vietnam	December 2024	September 2025	-	No longer an indirect associate company as of September 2025

No.	Name of organization/individual	Securities trading account (ifany)	Position at the Company (if any)	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
				2008					
6.23	Phu Thinh Land Company Limited			0313770800 issued by the Department of Planning and Investment of Ho Chi Minh City on April 22, 2016	S1.A1.2.5.03, 2.5th Floor, A1 Zone, S1 Block, No. 23, Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Vietnam	September 2025	-	-	Indirect associate company (through Dynamic Innovation Company Limited)
6.24	Cam Dinh Ecological Investment Company Limited			0109049211 issued by the Department of Planning and Investment of Hanoi City on January 02, 2020	6th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	September 2025			Indirect associate company (through Xuan Dinh Construction Investment Joint Stock Company)

No.	Name of organization/ individual	Securities trading account (ifany)	Position at the Company (if any)	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
					Vietnam				
6.16	Hung Thinh Phat Housing Investment Company Limited			0108325719 issued by the Department of Planning and Investment of Hanoi City on June 14, 2018	11th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	September 2025			Indirect subsidiary (through Sunshine Homes Development Joint Stock Company)
6.17	Xuan La Construction Investment Joint Stock Company			0107565651 issued by the Department of Planning and Investment of Hanoi City on September 15, 2016	4th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	September 2025			Indirect subsidiary (through Sunshine Homes Development Joint Stock Company)

No.	Name of organization/ individual	Securities trading account (ifany)	Position at the Company (if any)	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
6.18	Anh Duong Star Joint Stock Company			0101358793 issued by the Department of Planning and Investment of Hanoi City on April 09, 2003	SH03-01, R3 Building, Sunshine Riverside Project, CT03A-CT Lot thuộc CT03 Zone, Nam Thang Long Urban Area, Phu Thuong Ward, Hanoi City, Vietnam	September 2025			Indirect subsidiary (through Sunshine Homes Development Joint Stock Company)
6.19	Long Bien Construction Investment Joint Stock Company			0108715437 issued by the Department of Planning and Investment of Hanoi City on April 24, 2019	Management Office Building, CT7 Lot, Nguyen Lam Street, Viet Hung Ward, Hanoi City, Vietnam	September 2025			Indirect subsidiary (through Sunshine Homes Development Joint Stock Company)

No.	Name of organization/ individual	Securities trading account (ifany)	Position at the Company (if any)	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
6.20	Xuan Dinh Construction Investment Joint Stock Company			0107565644 issued by the Department of Planning and Investment of Hanoi City on September 15, 2016	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	September 2025			Indirect subsidiary (through Sunshine Homes Development Joint Stock Company)
6.21	Thai Minh Land Investment Joint Stock Company			0110503750 issued by the Department of Planning and Investment of Hanoi City on October 10, 2023	Apartment A-06, 1st Floor, Building A, Sunshine Green Iconic Project, CT7 Plot, Nguyen Lam Street, Phuc Loi Ward, Hanoi City, Vietnam	December 2025			Indirect subsidiary (through DIA Investment Joint Stock Company)
6.22	Thuan Phu Lang Co Development Investment			3300526896 issued by the Thua Thien Hue	Phu Hai Hamlet, Chan May – Lang Co	December 2024	September 2025	-	No longer an indirect associate company as of

No.	Name of organization/ individual	Securities trading account (ifany)	Position at the Company (if any)	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
	Joint Stock Company			Provincial Tax Department on January 04, 2008	Commune, Hue City, Vietnam				September 2025
623	Phu Thinh Land Company Limited			0313770800 issued by the Department of Planning and Investment of Ho Chi Minh City on April 22, 2016	S1.A1.2.5.03, 2.5th Floor, A1 Zone, S1 Block, No. 23, Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Vietnam	September 2025	-	-	Indirect associate company (through Dynamic Innovation Company Limited)
624	Cam Dinh Ecological Investment Company Limited			0109049211 issued by the Department of Planning and Investment of Hanoi City on January 02, 2020	6th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	September 2025			Indirect associate company (through Xuan Dinh Construction Investment Joint Stock Company)

2. Transactions between the Company and its affiliated persons or between the Company and its major shareholders, 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/ Board of Directors (if any, specifying date of issue)	Content, quantity, total value of transaction	Note
1	Anh Duong Star Joint Stock Company	Company related to key management personnel	0101358793 issued by the Department of Planning and Investment of Hanoi City on April 09, 2003	SH02-02, R2 Building, Sunshine Riverside Project, CT03A-CT Lot within CT03 Block, Nam Thang Long Urban Area, Phu Thuong Ward, Hanoi City, Vietnam	Year 2025	No. 27/2024/SSG/NQ-HĐQT dated December 23, 2024	Rental income from premises leasing under Contract No. 01/2024/HĐTM/SSG-SAD dated December 23, 2024, in the amount of VND 134,918,181	
2	S-Service Management & Operation Joint Stock Company	Subsidiary	0107744812 issued by the Department of Planning and Investment of Hanoi City on March 02, 2017	9th Floor, Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Year 2025	No. 07/2023/RTG/NQ-HĐQT dated October 24, 2023	Swimming pool revenue from the project under Contract No. 2510/2023/HĐT/RTG-SSV dated October 25, 2023, in the amount of VND 203,590,907	

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
3	S-Service Management & Operation Joint Stock Company	Subsidiary	0107744812 issued by the Department of Planning and Investment of Hanoi City on March 02, 2017	9th Floor, Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Year 2025	No. 07/2023/RTG/NQ-HĐQT dated October 24, 2023	Revenue from leasing the commercial lot on the 1st floor of CT3 Building, Sunshine Riverside Project, under Contract No. 0211/2023/HĐT/RTGSSV dated November 1, 2023, in the amount of VND 307,943,698	
4	Sunshine Sky Villa Joint Stock Company	Subsidiary	0108359563 issued by the Department of Planning and Investment of Hanoi City on July 10, 2018	9th Floor, Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Year 2025	No. 09A/2024/RTG/NQ-HĐQT dated April 25, 2024	Revenue from the provision of management consulting services, with a total amount of VND 14,444,099,525	
5	Wonderland Real Estate Joint Stock Company	Subsidiary	0108307903 issued by the Department of Planning and Investment of	9th Floor, Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Year 2025	No. 23/2025/SSG/NQ-HĐQT dated June 6, 2025	Allocation of image usage rights costs for advertising in the amount of VND 3,166,666,667	

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
			Hanoi City on June 02, 2018					
6	Dynamic Innovation Company Limited	Subsidiary	0314269019, issued by the Department of Planning and Investment of Ho Chi Minh City on March 7, 2017	Commercial Unit No. S1.A2.01.02, Level 01, Tower S1, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Vietnam	Year 2025	No. 23/2025/SSG/NQ-HĐQT dated June 6, 2025	Allocation of image usage rights costs for advertising in the amount of VND 3,166,666,667	
7	Dynamic Innovation Company Limited	Subsidiary	0314269019, issued by the Department of Planning and Investment of Ho Chi Minh City on March 7, 2017	Commercial Unit No. S1.A2.01.02, Level 01, Tower S1, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Vietnam	Year 2025	Resolution No. 23/2024/SSG/NQ-HĐQT dated October 26, 2024	Revenue from the provision of management consulting services, with a total amount of VND 142,461,265,979	

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
8	Sunshine Tay Ho Joint Stock Company	Subsidiary	0108268436 issued by the Department of Planning and Investment of Hanoi City on May 09, 2018	12th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Year 2025	No. 23/2025/SSG/NQ-HĐQT dated June 6, 2025	Allocation of image usage rights costs for advertising in the amount of VND 3,166,666,667	
9	DIA Investment Joint Stock Company	Subsidiary	0500468389 issued by the Department of Planning and Investment of Hanoi City on June 24, 2005	12th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Year 2025	No. 23/2025/SSG/NQ-HĐQT dated June 6, 2025	Allocation of image usage rights costs for advertising in the amount of VND 3,166,666,667	
10	DIA Investment Joint Stock Company	Subsidiary	0500468389 issued by the Department of Planning and Investment of Hanoi City on June 24, 2005	12th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Year 2025	No. 34/2025/SSG/NQ-HĐQT dated September 19, 2025	Revenue from the provision of management consulting services, with a total amount of VND 713,330,916,828	

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
11	Unicloud Technology Investment Joint Stock Company	Subsidiary	0109656689 issued by the Department of Planning and Investment of Hanoi City on June 02, 2021	6th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Year 2025	No. 34/2025/SSG/NQ-HĐQT dated September 19, 2025	Revenue from the provision of management consulting services, with a total amount of VND 86,366,288,156	
12	SmartMind Securities Joint Stock Company	Subsidiary	0304763878 issued by the Department of Planning and Investment of Hanoi City on December 28, 2006	1st Floor and 6th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Ha Noi, Vietnam	Year 2025	No. 27/2025/SSG/NQ-HĐQT dated July 15, 2025	Securities depository fees and securities transaction service fees in the amount of VND 59,044,614	
13	S-Service Management & Operation Joint Stock Company	Subsidiary	0107744812 issued by the Department of Planning and Investment of Hanoi City on	9th Floor, Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Year 2025	No. 05/2024/RTG/NQ-HĐQT dated March 23, 2024	Electricity expenses for the Sunshine Center building for the months, with a total amount of VND 809,980,213	

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
			March 02, 2017					
14	S-Service Management & Operation Joint Stock Company	Subsidiary	0107744812 issued by the Department of Planning and Investment of Hanoi City on March 02, 2017	9th Floor, Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Year 2025	No. 10/2022/KSF/NQ-HĐQT dated June 23, 2022	Building operating expenses for the months at the Sunshine Riverside building, with a total amount of VND 1,528,599,058	
15	S-Service Management & Operation Joint Stock Company	Subsidiary	0107744812 issued by the Department of Planning and Investment of Hanoi City on March 02, 2017	9th Floor, Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Year 2025	No. 10/2022/KSF/NQ-HĐQT dated June 23, 2022	Building operating expenses for the months at the Sunshine Center building, with a total amount of VND 376,359,058	

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
16	Sai Gon Sunshine Group Joint Stock Company	A company related to key management personnel	0315210233 issued by the Department of Planning and Investment of Ho Chi Minh City on August 08, 2018	Commercial Lot S1.A2.03, 2nd Floor, Tower S1, No. 23 Phu Thuan Street, Tan Phu Ward, District 7, Ho Chi Minh City, Vietnam	Year 2025	No. 16/2024/SSG/NQ-HĐQT dated June 17, 2024	Office rental expenses under Contract No. 01/2023/HĐTVP/SSSG-RTG dated June 22, 2023, and the attached appendices, with a total amount of VND 86,031,000	
17	Sunshine Mart Service and Trading Business Company Limited	Subsidiary	0109334554 issued by the Department of Planning and Investment of Hanoi City on September 08, 2020	1st Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Year 2025	No. 03/2024/RTG/NQ-HĐQT dated February 6, 2024	Expenses for catering services, meal provision, and gift vouchers, with a total amount of VND 1,220,357,657	
18	Unicloud Technology Group Joint Stock Company	Subsidiary	0107432651 issued by the Department of Planning and Investment of	10th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem	Year 2025	No. 04/2025/SSG/NQ-HĐQT dated February 25, 2025	Expenses for software services and system administration, with a total amount of VND 299,874,747	

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
			Hanoi City on May 12, 2016	Ward, Hanoi City, Vietnam				
19	Sunshine CAB Joint Stock Company	A company related to key management personnel	0108130212 issued by the Department of Planning and Investment of Hanoi City on January 11, 2018	9th Floor, Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Year 2025	No. 25/2025/SSG/NQ-HĐQT dated June 13, 2025	Vehicle rental expenses, with a total amount of VND 78,000,000	
20	ODE Media and Entertaiment Group Joint Stock Company	A company related to key management personnel	0107602021, first issued by the Department of Planning and Investment of Hanoi City on October 18, 2016	4th Floor, Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Year 2025	No. 38/2025/SSG/NQ-HĐQT dated October 1, 2025	Expenses for media services and event organization, with a total amount of VND 3,103,737,883	

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
21	S-Homes Real Estate Business Investment Joint Stock Company	A company related to key management personnel / common major shareholders	0107069847 issued by the Department of Planning and Investment of Hanoi City on October 28, 2015	10th Floor, Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Year 2025	No. 50/2025/SSG/NQ-HĐQT dated November 27, 2025	Vehicle rental expenses, with a total amount of VND 30,000,000	
22	Sunshine - Design Joint Stock Company	A company related to key management personnel	0107431961 issued by the Department of Planning and Investment of Hanoi City on May 16, 2016	9th Floor, Sunshine Center Building, No. 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Year 2025	No. 50/2025/SSG/NQ-HĐQT dated November 27, 2025	Vehicle rental expenses, with a total amount of VND 10,000,000	
23	Sunshine Tay Ho Joint Stock Company	Subsidiary	0108268436 issued by the Department of Planning and Investment of	12th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Year 2025	No. 47/2025/SSG/NQ-HĐQT dated November 20, 2025	Interest expense in the amount of VND 13,430,630,136	

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
			Hanoi City on May 09, 2018					
24	Unicloud Technology Group Joint Stock Company	Subsidiary	0107432651 issued by the Department of Planning and Investment of Hanoi City on May 12, 2016	10th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Year 2025	No. 31/2025/SSG/NQ-HĐQT dated August 27, 2025	Interest expense in the amount of VND 6,353,094,673	
25	NobleX Technology & Finance Group Joint Stock Company	A company related to key management personnel	0110657366 issued by the Department of Planning and Investment of Hanoi City on March 21, 2024	Unit S-03, Sunshine Golden River Building – CT02A, Nam Thang Long Urban Area, Phase 3, Phu Thuong Ward, Ha Noi City, Viet Nam.	Year 2025	No. 41/2025/SSG/NQ-HĐQT dated October 17, 2025	Cooperation for the introduction of the Noble App, with a total amount of VND 53,000,000	

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
26	Sunshine Sky Villa Joint Stock Company	Subsidiary	0108359563, first issued by Ha Noi Department of Planning and Investment on July 10, 2018	9th Floor, Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Year 2025	No. 19/2024/SSG/NQ-HĐQT dated August 22, 2024.	Deposit for the transfer of shares, with a total amount of VND 10,100,000,000	
27	Sunshine Tay Ho Joint Stock Company	Subsidiary	0108268436 issued by the Department of Planning and Investment of Hanoi City on May 09, 2018	12th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Year 2025	No. 47/2025/SSG/NQ-HĐQT dated November 20, 2025	Borrowings in the amount of VND 1,654,800,000,000	
28	Unicloud Technology Group Joint Stock Company	Subsidiary	0107432651 issued by the Department of Planning and Investment of Hanoi City on May 12, 2016	10th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Year 2025	No. 31/2025/SSG/NQ-HĐQT dated August 27, 2025	Borrowings in the amount of VND 599,000,000,000	

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
29	Unicloud Technology Group Joint Stock Company	Subsidiary	0107432651 issued by the Department of Planning and Investment of Hanoi City on May 12, 2016	10th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Year 2025	No. 31/2025/SSG/NQ-HĐQT dated August 27, 2025	Repayment of loan principal in the amount of VND 100,000,000	
30	S.I Development Joint Stock Company	A company related to key management personnel	3400499597 issued by the Binh Thuan Provincial Department of Planning and Investment for the first time on October 26, 2007	Sunny Villa Residential Area, Xuan Thuy Street, Mui Ne Ward, Lam Dong Province	Year 2025	No. 54/2025/SSG/NQ-HĐQT dated December 25, 2025	Offsetting of payables and receivables in the amount of VND 225,000,000,000	
31	Kien Long Commercial Joint Stock Bank	A company related to key	1700197787 issued for the first time by the Kien Giang	No. 40–42–44 Pham Hong Thai Street, Rach Gia Ward, An Giang	Year 2025	Opening an account prior to the listing date	Interest income from non-term deposits in the amount of VND 15,184,462	

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
		management personnel	Provincial Department of Planning and Investment on October 10, 1995	Province, Vietnam.				
32	Sunshine Group Development Joint Stock Company	A company related to key management personnel / major shareholders	0107397372, first issued by the Department of Planning and Investment of Hanoi City on April 13, 2016	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Year 2025	No. 20/2025/SSG/NQ-HĐQT dated 26 May 2025	Offsetting of payables and receivables in the amount of VND 49,243,875,645	

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	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
1	Kien Long Commercial Joint Stock Bank	A company related to key management personnel		1700197787 issued for the first time by the Kien Giang Provincial Department of Planning and Investment on October 10, 1995	No. 40–42–44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province, Vietnam	Dynamic Innovation Company Limited	Year 2025	Revenue from office leasing and service provision, with a total amount of VND 841,341,819	Revenue
2	Roman E&C Joint Stock Company	A company related to key management personnel		0315230536 issued by the Department of Planning and Investment of Ho Chi Minh City on August 18, 2018	Commercial Unit No. S1.A2.01.02, 1st Floor, S1 Tower, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Vietnam	Dynamic Innovation Company Limited	Year 2025	Revenue from office leasing and service provision, with a total amount of VND 86,031,000	Revenue

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
3	Sai Gon Sunshine Group Joint Stock Company	A company related to key management personnel		0315210233 issued by the Department of Planning and Investment of Ho Chi Minh City on August 08, 2018	Commercial Unit No. S1.A2.03, 2nd Floor, S1 Tower, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Vietnam.	Dynamic Innovation Company Limited	Year 2025	Project construction costs, with a total amount of VND 25,909,743,960	Revenue
4	Sai Gon Sunshine Group Joint Stock Company	A company related to key management personnel		0315210233 issued by the Department of Planning and Investment of Ho Chi Minh City on August 08, 2018	Commercial Unit No. S1.A2.03, 2nd Floor, S1 Tower, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Vietnam.	Dynamic Innovation Company Limited	Year 2025	Real estate brokerage and other service revenue, with a total amount of VND 77,859,575,272	Revenue

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
5	Sai Gon Sunshine Group Joint Stock Company	A company related to key management personnel		0315210233 issued by the Department of Planning and Investment of Ho Chi Minh City on August 08, 2018	Commercial Unit No. S1.A2.03, 2nd Floor, S1 Tower, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Vietnam.	Dynamic Innovation Company Limited	Year 2025	Office leasing revenue, with a total amount of VND 360,000,000	Revenue
6	Sunshine Group Development Joint Stock Company	A company related to key management personnel / major shareholders		0107397372, first issued by the Department of Planning and Investment of Hanoi City on April 13, 2016	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Dynamic Innovation Company Limited	Year 2025	Expenses for the purchase of goods and services, with a total amount of VND 960,000,000	Expenses

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
7	Big Gain Development Company Limited	A company related to key management personnel		0314303005 issued for the first time by the Ho Chi Minh City Department of Planning and Investment on March 21, 2017	Commercial Unit No. S1.A2.01.03, 1st Floor, S1 Tower, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Vietnam	Dynamic Innovation Company Limited	Year 2025	Recovery of loan principal in the amount of VND 115,335,000,000.	Cash flow
8	Big Gain Development Company Limited	A company related to key management personnel		0314303005 issued for the first time by the Ho Chi Minh City Department of Planning and Investment on March 21, 2017	Commercial Unit No. S1.A2.01.03, 1st Floor, S1 Tower, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Vietnam	Dynamic Innovation Company Limited	Year 2025	Loans granted in the amount of VND 54,720,000,000	Cash flow

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
9	Sunshine AM Joint Stock Company	A company related to key management personnel		0108440863, first issued by the Department of Planning and Investment of Hanoi City on September 20, 2018	4th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Dynamic Innovation Company Limited	Year 2025	Interest income from loans in the amount of VND 3,908,880,607	Revenue
10	Sunshine Group Development Joint Stock Company	A company related to key management personnel / major shareholders.		0107397372, first issued by the Department of Planning and Investment of Hanoi City on April 13, 2016	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Dynamic Innovation Company Limited	Year 2025	Interest income from loans with a total amount of VND 257,744,180	Revenue
11	Kien Long Commercial Joint Stock Bank	A company related to key management personnel		1700197787 issued for the first time by the Kien Giang Provincial Department of	No. 40–42–44 Pham Hong Thai Street, Rach Gia Ward, An Giang	Dynamic Innovation Company Limited	From January to April 2025	Loan interest income totaling VND 207,577,578	Revenue

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
				Planning and Investment on October 10, 1995	Province, Vietnam.				
12	KS Group Joint Stock Company	A company related to key management personnel		0109432720 first issued by the Department of Planning and Investment of Hanoi City on November 25, 2020	2nd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Dynamic Innovation Company Limited	Year 2025	Loan interest income totaling VND 14,631,506.	Revenue
13	Big Gain Development Company Limited	A company related to key management personnel		0314303005 issued for the first time by the Ho Chi Minh City Department of Planning and Investment on March 21, 2017	Commercial Unit No. S1.A2.01.03, 1st Floor, S1 Tower, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Vietnam	Dynamic Innovation Company Limited	Year 2025	Loan interest income totaling VND 70,191,723,670	Revenue

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
14	Sunshine Housing Joint Stock Company	A company indirectly related to key management personnel		0107793979 first issued by the Department of Planning and Investment of Hanoi City on April 8, 2017	12th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Dynamic Innovation Company Limited	Year 2025	Loan interest income totaling VND 90,474,728	Revenue
15	Sunshine Group Development Joint Stock Company	A company related to key management personnel / major shareholders.		0107397372 first issued by the Department of Planning and Investment of Hanoi City on April 13, 2016	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	SmartMind Securities Joint Stock Company	Year 2025	Bond service fee revenue totaling VND 2,287,540,000	Revenue
16	SCG Construction Joint Stock Company	A company related to key management personnel / major shareholders.		0108704763, first issued by the Department of Planning and Investment of	8th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward,	SmartMind Securities Joint Stock Company	Year 2025	Revenue from bond service fees amounting to VND 2,218,783,000	Revenue

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
				Hanoi City on April 17, 2019	Ha Noi City, Viet Nam				
17	S-Homes Real Estate Business Investment Joint Stock Company	A company related to key management personnel / major shareholders.		0107069847 issued by the Department of Planning and Investment of Hanoi City on October 28, 2015	10th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	SmartMind Securities Joint Stock Company	Year 2025	Revenue from bond service fees amounting to VND 141,210,000.	Revenue
18	Sunshine Marina Nha Trang Joint Stock Company	A company related to key management personnel		0106212815 issued by the Department of Planning and Investment of Hanoi City on June 24, 2013	Plot No. 23, Lot D3A.3, 18.6-hectare Auction Area, Tay Ho Ward, Hanoi City, Vietnam.	SmartMind Securities Joint Stock Company	Year 2025	Revenue from bond service fees amounting to VND 42,640,000	Revenue

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
19	Roman E&C Joint Stock Company	A company related to key management personnel		0315230536 first issued by the Department of Planning and Investment of Ho Chi Minh City on August 18, 2018	Commercial Unit No. S1.A2.01.02, 1st Floor, S1 Tower, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Vietnam	SmartMind Securities Joint Stock Company	Year 2025	Revenue from bond service fees amounting to VND 792,828,000	Revenue
20	Sunshine Cab Joint Stock Company	A company related to key management personnel		0108130212 issued by the Department of Planning and Investment of Hanoi City on January 11, 2018	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi, Vietnam	SmartMind Securities Joint Stock Company	Year 2025	Revenue from bond service fees amounting to VND 403,149,000	Revenue
21	Sunshine Business Commercial Investment	A company indirectly related to a member of key		0107450322 issued by the Department of Planning and Investment of	9th Floor, Sunshine Center Building, 16 Pham Hung	SmartMind Securities Joint Stock Company	Year 2025	Revenue from bond service fees amounting to VND 152,928,000	Revenue

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
	Joint Stock Company	management personnel		Hanoi City on May 30, 2016	Street, Tu Liem Ward, Hanoi, Vietnam				
22	Sunshine AM Joint Stock Company	Related party to a key management member		0108440863 issued by the Department of Planning and Investment of Hanoi City on September 20, 2018	4th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	SmartMind Securities Joint Stock Company	Year 2025	Revenue from bond service fees amounting to VND 7,055,571,818	Revenue
23	Sunshine Housing Joint Stock Company	A company indirectly related to key management personnel		0107793979 first issued by the Department of Planning and Investment of Hanoi City on April 8, 2017	12th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	SmartMind Securities Joint Stock Company	Year 2025	Revenue from bond service fees amounting to VND 6,775,836,000	Revenue

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
24	KS Group Joint Stock Company	A company related to key management personnel		0109432720 first issued by the Department of Planning and Investment of Hanoi City on November 25, 2020	2nd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	SmartMind Securities Joint Stock Company	Year 2025	Revenue from bond service fees amounting to VND 10,604,218,568	Revenue
25	Big Gain Development Company Limited	A company related to key management personnel		0314303005 issued for the first time by the Ho Chi Minh City Department of Planning and Investment on March 21, 2017	Commercial Unit No. S1.A2.01.03, 1st Floor, S1 Tower, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Vietnam	SmartMind Securities Joint Stock Company	Year 2025	Revenue from bond service fees amounting to VND 4,811,978,166	Revenue

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
26	VNE Sunshine Investment, Trade And Construction Development Joint Stock Company	A company related to key management personnel		0109187797 first issued by the Department of Planning and Investment of Hanoi City on May 19, 2020	Villa LP4-SL50, Lot TT116-8, Southeastern Land Area, Urban Area, An Khanh Commune, Ha Noi City, Viet Nam	SmartMind Securities Joint Stock Company	Year 2025	Revenue from bond service fees amounting to VND 242,460,000	Revenue
27	ODE Media and Entertaiment Group Joint Stock Company	A company related to key management personnel		0107602021, first issued by the Department of Planning and Investment of Hanoi City on October 18, 2016	4th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	SmartMind Securities Joint Stock Company	Year 2025	Expenses for the purchase of goods and services amounting to VND 20,560,108	Expenses

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
28	KS Group Joint Stock Company	A company related to key management personnel		0109432720 first issued by the Department of Planning and Investment of Hanoi City on November 25, 2020	2nd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	SmartMind Securities Joint Stock Company	Year 2025	Proceeds from the sale of bonds amounting to VND 1,245,701,993,054	
29	KS Group Joint Stock Company	A company related to key management personnel		0109432720 first issued by the Department of Planning and Investment of Hanoi City on November 25, 2020	2nd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	SmartMind Securities Joint Stock Company	Year 2025	Purchase of bonds amounting to VND 1,212,640,937,819	
30	S-Decoro Joint Stock Company	A company related to key management personnel		0109383914 issued by the Department of Planning and Investment of Hanoi City on	3rd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward,	Sunshine Sky Villa Joint Stock Company	Year 2025	Construction design expenses amounting to VND 5,205,264,199	Expenses

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
				October 20, 2020	Hanoi City, Vietnam				
31	ODE Media and Entertaiment Group Joint Stock Company	A company related to key management personnel		0107602021, first issued by the Department of Planning and Investment of Hanoi City on October 18, 2016	4th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Sunshine Sky Villa Joint Stock Company	Year 2025	Expenses for event communication activities totaling VND 68,283,762	Expenses
32	Sunshine AM Joint Stock Company	Related party to a key management member		0108440863 issued by the Department of Planning and Investment of Hanoi City on September 20, 2018	4th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Sunshine Sky Villa Joint Stock Company	Year 2025	Loans granted amounting to VND 13,500,000,000	

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
33	Sunshine AM Joint Stock Company	Related party to a key management member		0108440863 issued by the Department of Planning and Investment of Hanoi City on September 20, 2018	4th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Sunshine Sky Villa Joint Stock Company	Year 2025	Interest income from loans amounting to VND 22,224,499,316	Revenue
34	Sunshine AM Joint Stock Company	Related party to a key management member		0108440863 issued by the Department of Planning and Investment of Hanoi City on September 20, 2018	4th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Unicloud Technology Investment Joint Stock Company	Year 2025	Revenue from the provision of IT services amounting to VND 12,575,694	Revenue
35	Sunshine Group Development Joint Stock Company	A company related to key management personnel / major shareholders.		0107397372 first issued by the Department of Planning and Investment of	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward,	Unicloud Technology Investment Joint Stock Company	Year 2025	Revenue from the provision of IT services amounting to VND 1,483,143,546	Revenue

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
				Hanoi City on April 13, 2016	Ha Noi City, Viet Nam				
36	Sunshine Marina Nha Trang Joint Stock Company	A company related to key management personnel		0106212815 issued by the Department of Planning and Investment of Hanoi City on June 24, 2013	Plot No. 23, Lot D3A.3, 18.6-hectare Auction Area, Tay Ho Ward, Hanoi City, Vietnam	Unicloud Technology Investment Joint Stock Company	Year 2025	Revenue from the provision of IT services amounting to VND 12,575,694	Revenue
37	Sunshine Cab Joint Stock Company	A company related to key management personnel		0108130212 issued by the Department of Planning and Investment of Hanoi City on January 11, 2018	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi, Vietnam	Unicloud Technology Investment Joint Stock Company	Year 2025	Revenue from the provision of Information Technology services amounting to VND 12,575,694	Revenue

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
38	Sunshine Business Commercial Investment Joint Stock Company	A company indirectly related to a member of key management personnel		0107450322 issued by the Department of Planning and Investment of Hanoi City on May 30, 2016	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi, Vietnam	Unicloud Technology Investment Joint Stock Company	Year 2025	Revenue from the provision of IT services amounting to VND 12,575,694	Revenue
39	Sunshine Housing Joint Stock Company	A company indirectly related to key management personnel		0107793979 first issued by the Department of Planning and Investment of Hanoi City on April 8, 2017	12th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Unicloud Technology Investment Joint Stock Company	Year 2025	Revenue from the provision of IT services amounting to VND 12,575,694	Revenue
40	SCG Construction Joint Stock Company	A company related to key management personnel / major shareholders.		0108704763, first issued by the Department of Planning and Investment of	8th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward,	Unicloud Technology Investment Joint Stock Company	Year 2025	Revenue from the provision of Information Technology services amounting to VND 355,911,111	Revenue

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
				Hanoi City on April 17, 2019	Ha Noi City, Viet Nam				
41	S-Homes Real Estate Business Investment Joint Stock Company	A company related to key management personnel / major shareholders.		0107069847 issued by the Department of Planning and Investment of Hanoi City on October 28, 2015	10th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Unicloud Technology Investment Joint Stock Company	Year 2025	Revenue from the provision of Information Technology services amounting to VND 12,575,694	Revenue
42	Kien Long Commercial Joint Stock Bank	A company related to key management personnel		1700197787 issued for the first time by the Kien Giang Provincial Department of Planning and Investment on October 10, 1995	No. 40–42–44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province, Vietnam.	Unicloud Technology Investment Joint Stock Company	Year 2025	Revenue from the provision of Information Technology services amounting to VND 10,909,091	Revenue

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
43	KS Group Joint Stock Company	A company related to key management personnel		0109432720 first issued by the Department of Planning and Investment of Hanoi City on November 25, 2020	2nd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Unicloud Technology Investment Joint Stock Company	Year 2025	Revenue from the provision of Information Technology services amounting to VND 544,725,736	Revenue
44	Saigon Sunshine Group Joint Stock Company	A company related to key management personnel		0315210233 first issued by the Department of Planning and Investment of Ho Chi Minh City on August 8, 2018	Commercial Area No. S1.A2.02.03, 2nd Floor, S1 Tower, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Viet Nam	Unicloud Technology Investment Joint Stock Company	Year 2025	Revenue from the provision of Information Technology services amounting to VND 7,966,627,297	Revenue

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
45	S-Decoro Joint Stock Company	A company related to key management personnel		0109383914 issued by the Department of Planning and Investment of Hanoi City on October 20, 2020	3rd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Unicloud Technology Investment Joint Stock Company	Year 2025	Revenue from the provision of Information Technology services amounting to VND 267,408,747	Revenue
46	Sunshine - Design Joint Stock Company	A company related to key management personnel		0107431961 issued by the Department of Planning and Investment of Hanoi City on May 12, 2016	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi, Vietnam	Unicloud Technology Investment Joint Stock Company	Year 2025	Revenue from the provision of Information Technology services amounting to VND 1,002,443,109	Revenue
47	Vietnet Technology and Investment JSC	A company related to key management personnel		0107920095 issued by the Department of Planning and Investment of Hanoi City on July 17, 2017	11th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward,	Unicloud Technology Investment Joint Stock Company	Year 2025	Revenue from the provision of Information Technology services amounting to	Revenue

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
					Hanoi City, Vietnam			VND 1,920,000,000	
48	Roman E&C Joint Stock Company	A company related to key management personnel		0315230536 first issued by the Department of Planning and Investment of Ho Chi Minh City on August 18, 2018	Commercial Unit No. S1.A2.01.02, 1st Floor, S1 Tower, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Vietnam	Unicloud Technology Investment Joint Stock Company	Year 2025	Revenue from the provision of Information Technology services amounting to VND 12,575,694	Revenue
49	Big Gain Development Company Limited	A company related to key management personnel		0314303005 issued for the first time by the Ho Chi Minh City Department of Planning and Investment on March 21, 2017	Commercial Unit No. S1.A2.01.03, 1st Floor, S1 Tower, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Vietnam	Unicloud Technology Investment Joint Stock Company	Year 2025	Revenue from the provision of Information Technology services amounting to VND 251,741,620	Revenue

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
50	NOBLEX Technology & Finance Group Joint Stock Company	A company related to key management personnel		0110657366 first issued by the Department of Planning and Investment of Hanoi City on March 21, 2024	Unit S-03, Sunshine Golden River Building – CT02A, Nam Thang Long Urban Area, Phase 3, Phu Thuong Ward, Ha Noi City, Viet Nam.	Unicloud Technology Investment Joint Stock Company	Year 2025	Revenue from the provision of Information Technology services amounting to VND 13,930,961,198	Revenue
51	ODE Media and Entertaiment Group Joint Stock Company	A company related to key management personnel		0107602021, first issued by the Department of Planning and Investment of Hanoi City on October 18, 2016	4th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Unicloud Technology Investment Joint Stock Company	Year 2025	Revenue from the provision of Information Technology services amounting to VND 1,336,463,548	Revenue

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
52	Unique Group Joint Stock Company	A company related to key management personnel		0317398911, first issued by the Department of Planning and Investment of Ho Chi Minh City on July 22, 2022	Commercial Unit No. S1.A1.2.5.02, Level 2.5, S1 Tower, 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Vietnam	Unicloud Technology Investment Joint Stock Company	Year 2025	Revenue from the provision of Information Technology services amounting to VND 636,870,936	Revenue
53	Saigon Sunshine Group Joint Stock Company	A company related to key management personnel		0315210233 first issued by the Department of Planning and Investment of Ho Chi Minh City on August 8, 2018	Commercial Area No. S1.A2.02.03, 2nd Floor, S1 Tower, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Viet Nam.	Unicloud Technology Investment Joint Stock Company	Year 2025	Expenses for outsourced services amounting to VND 9,325,154	Expenses

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
54	Kien Long Commercial Joint Stock Bank	A company related to key management personnel		1700197787 issued for the first time by the Kien Giang Provincial Department of Planning and Investment on October 10, 1995	No. 40–42–44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province, Vietnam.	Unicloud Technology Investment Joint Stock Company	Year 2025	Expenses for outsourced services amounting to VND 13,975,447	Expenses
55	ODE Media and Entertaiment Group Joint Stock Company	A company related to key management personnel		0107602021, first issued by the Department of Planning and Investment of Hanoi City on October 18, 2016	4th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Unicloud Technology Investment Joint Stock Company	Year 2025	Event communication expenses amounting to VND 66,841,992	Expenses

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
56	Ideas Viet Nam Technology And Software Joint Stock Company	A company related to key management personnel		0106061274 first issued by the Department of Planning and Investment of Hanoi City on December 13, 2012	10th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Unicloud Technology Investment Joint Stock Company	Year 2025	Expenses for the provision of services amounting to VND 360,000,000	Expenses
57	KS Group Joint Stock Company	A company related to key management personnel		0109432720 first issued by the Department of Planning and Investment of Hanoi City on November 25, 2020	2nd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Unicloud Technology Investment Joint Stock Company	Year 2025	Proceeds from the sale of bonds amounting to VND 382,880,180,984	
58	Kien Long Commercial Joint Stock Bank	A company related to key management personnel		1700197787 issued for the first time by the Kien Giang Provincial Department of	No. 40–42–44 Pham Hong Thai Street, Rach Gia Ward, An Giang	Unicloud Technology Investment Joint Stock Company	Year 2025	Interest income from bank deposits amounting to VND 8,696,765	Revenue

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
				Planning and Investment on October 10, 1995	Province, Vietnam.				
59	SCG Construction Joint Stock Company	A company related to key management personnel / major shareholders.		0108704763, first issued by the Department of Planning and Investment of Hanoi City on April 17, 2019	8th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Unicloud Technology Investment Joint Stock Company	Year 2025	Revenue from real estate transfer amounting to VND 104,494,386,458	Revenue
60	Sunshine Group Development Joint Stock Company	A company related to key management personnel / major shareholders.		0107397372 first issued by the Department of Planning and Investment of Hanoi City on April 13, 2016	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Unicloud Technology Investment Joint Stock Company	Year 2025	Expenses for the purchase of goods and the provision of services amounting to VND 216,000,000	Expenses

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
61	Kien Long Commercial Joint Stock Bank	A company related to key management personnel		1700197787 issued for the first time by the Kien Giang Provincial Department of Planning and Investment on October 10, 1995	No. 40–42–44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province, Vietnam.	Unicloud Technology Investment Joint Stock Company	Year 2025	Expenses for the purchase of goods and the provision of services amounting to VND 3,058,000	Expenses
62	ODE Media and Entertaiment Group Joint Stock Company	A company related to key management personnel		0107602021, first issued by the Department of Planning and Investment of Hanoi City on October 18, 2016	4th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Unicloud Technology Investment Joint Stock Company	Year 2025	Event communication expenses amounting to VND 2,000,000,000	Expenses
63	NOBLEX Technology & Finance Group Joint	A company related to key management personnel		0110657366 first issued by the Department of Planning and	Unit S-03, Sunshine Golden River Building – CT02A, Nam	Unicloud Technology Investment Joint Stock Company	Year 2025	Real estate brokerage expenses amounting to	Expenses

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
	Stock Company			Investment of Hanoi City on March 21, 2024	Thang Long Urban Area, Phase 3, Phu Thuong Ward, Ha Noi City, Viet Nam.			VND 4,476,592,773	
64	Kien Long Commercial Joint Stock Bank	A company related to key management personnel		1700197787 issued for the first time by the Kien Giang Provincial Department of Planning and Investment on October 10, 1995	No. 40–42–44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province, Vietnam.	Unicloud Technology Investment Joint Stock Company	Year 2025	Interest income from bank deposits amounting to VND 18,630,718	Revenue
65	SCG Construction Joint Stock Company	A company related to key management personnel / major shareholders.		0108704763, first issued by the Department of Planning and Investment of	8th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward,	Nanochip Joint Stock Company	Year 2025	Revenue from the provision of Information Technology services amounting to VND 370,920,000	Revenue

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
				Hanoi City on April 17, 2019	Ha Noi City, Viet Nam				
66	Kien Long Commercial Joint Stock Bank	A company related to key management personnel		1700197787 issued for the first time by the Kien Giang Provincial Department of Planning and Investment on October 10, 1995	No. 40–42–44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province, Vietnam.	Nanochip Joint Stock Company	Year 2025	Expenses for the purchase of goods and the provision of services amounting to VND 12,570,699	Expenses
67	Kien Long Commercial Joint Stock Bank	A company related to key management personnel		1700197787 issued for the first time by the Kien Giang Provincial Department of Planning and Investment on October 10, 1995	No. 40–42–44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province, Vietnam.	Nanochip Joint Stock Company	Year 2025	Interest income from bank deposits amounting to VND 4,380,445	Revenue

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
68	Sunshine Group Development Joint Stock Company	A company related to key management personnel / major shareholders.		0107397372 first issued by the Department of Planning and Investment of Hanoi City on April 13, 2016	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Sunshine Mart Service and Trading Business Company Limited	Year 2025	Revenue from the provision of retail services amounting to VND 437,296,518	Revenue
69	S-Homes Real Estate Business Investment Joint Stock Company	A company related to key management personnel / major shareholders.		0107069847 issued by the Department of Planning and Investment of Hanoi City on October 28, 2015	10th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Sunshine Mart Service and Trading Business Company Limited	Year 2025	Revenue from the provision of retail services amounting to VND 717,725,681	Revenue
70	Sunshine Marina Nha Trang Joint Stock Company	A company related to key management personnel		0106212815 issued by the Department of Planning and Investment of Hanoi City on June 24, 2013	Plot No. 23, Lot D3A.3, 18.6-hectare Auction Area, Tay Ho Ward, Hanoi	Sunshine Mart Service and Trading Business Company Limited	Year 2025	Revenue from the provision of retail services amounting to VND 3,786,255	Revenue

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
					City, Vietnam.				
71	Sunshine Cab Joint Stock Company	A company related to key management personnel		0108130212 issued by the Department of Planning and Investment of Hanoi City on January 11, 2018	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi, Vietnam	Sunshine Mart Service and Trading Business Company Limited	Year 2025	Revenue from the provision of retail services amounting to VND 9,950,081	Revenue
72	Sunshine Business Commercial Investment Joint Stock Company	A company indirectly related to a member of key management personnel		0107450322 issued by the Department of Planning and Investment of Hanoi City on May 30, 2016	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi, Vietnam	Sunshine Mart Service and Trading Business Company Limited	Year 2025	Revenue from the provision of retail services amounting to VND 6,958,495	Revenue

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
73	Sunshine AM Joint Stock Company	Related party to a key management member		0108440863 issued by the Department of Planning and Investment of Hanoi City on September 20, 2018	4th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Sunshine Mart Service and Trading Business Company Limited	Year 2025	Revenue from the provision of retail services amounting to VND 8,759,123	Revenue
74	SCG Construction Joint Stock Company	A company related to key management personnel / major shareholders.		0108704763, first issued by the Department of Planning and Investment of Hanoi City on April 17, 2019	8th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Sunshine Mart Service and Trading Business Company Limited	Year 2025	Revenue from the provision of retail services amounting to VND 2.007.426.180	Revenue
75	KS Group Joint Stock Company	A company related to key management personnel		0109432720 first issued by the Department of Planning and Investment of Hanoi City on	2nd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward,	Sunshine Mart Service and Trading Business Company Limited	Year 2025	Revenue from the provision of retail services amounting to VND 254,318,677	Revenue

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
				November 25, 2020	Ha Noi City, Viet Nam				
76	Saigon Sunshine Group Joint Stock Company	A company related to key management personnel		0315210233 first issued by the Department of Planning and Investment of Ho Chi Minh City on August 8, 2018	Commercial Area No. S1.A2.02.03, 2nd Floor, S1 Tower, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Viet Nam.	Sunshine Mart Service and Trading Business Company Limited	Year 2025	Revenue from the provision of retail services amounting to VND 14,484,834	Revenue
77	S-Decoro Joint Stock Company	A company related to key management personnel		0109383914 issued by the Department of Planning and Investment of Hanoi City on October 20, 2020	3rd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Sunshine Mart Service and Trading Business Company Limited	Year 2025	Revenue from the provision of retail services amounting to VND 92,096,986	Revenue

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
78	Sunshine - Design Joint Stock Company	A company related to key management personnel		0107431961 issued by the Department of Planning and Investment of Hanoi City on May 16, 2016	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi, Vietnam	Sunshine Mart Service and Trading Business Company Limited	Year 2025	Revenue from the provision of retail services amounting to VND 864,666,392	Revenue
79	Vietnet Technology and Investment Joint Stock Company	A company related to key management personnel		0107920095 issued by the Department of Planning and Investment of Hanoi City on July 17, 2017	11th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Sunshine Mart Service and Trading Business Company Limited	Year 2025	Revenue from the provision of retail services amounting to VND 11,492,121	Revenue
80	Fulland Real Estate Joint Stock Company	A company related to key management personnel		0108307893 first issued by the Department of Planning and Investment of	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward,	Sunshine Mart Service and Trading Business Company Limited	Year 2025	Revenue from the provision of retail services amounting to VND 5,930,130	Revenue

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
				Hanoi City on June 02, 2018	Hanoi City, Vietnam				
81	Big Gain Development Company Limited	A company related to key management personnel		0314303005 issued for the first time by the Ho Chi Minh City Department of Planning and Investment on March 21, 2017	Commercial Unit No. S1.A2.01.03, 1st Floor, S1 Tower, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Vietnam	Sunshine Mart Service and Trading Business Company Limited	Year 2025	Revenue from the provision of retail services amounting to VND 23,796,265	Revenue
82	New Diamond Consultancy, Investment And Trading Joint Stock Company	A company related to key management personnel		0101182966 first issued by the Department of Planning and Investment of Hanoi City on 10 May 2016	Phung Town Industrial Cluster, Dan Phuong Commune, Ha Noi City, Viet Nam	Sunshine Mart Service and Trading Business Company Limited	Year 2025	Revenue from the provision of retail services amounting to VND 14,045,534	Revenue

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
83	VNE Sunshine Investment, Trade And Construction Development Joint Stock Company	A company related to key management personnel		0109187797 first issued by the Department of Planning and Investment of Hanoi City on May 19, 2020	Villa LP4-SL50, Lot TT116-8, Southeastern Land Area, Urban Area, An Khanh Commune, Ha Noi City, Viet Nam	Sunshine Mart Service and Trading Business Company Limited	Year 2025	Revenue from the provision of retail services amounting to VND 863,686	Revenue
84	Sunshine Entertaiment Joint Stock Compssany	A company related to key management personnel / major shareholders.		4201397634 first issued by the Department of Planning and Investment of Khanh Hoa Province on 12 December 2011	38B Nguyen Thi Dinh Street, Phuoc Long Ward, Nha Trang City, Khanh Hoa Province, Viet Nam	Sunshine Mart Service and Trading Business Company Limited	Year 2025	Revenue from the provision of retail services amounting to VND 676,549,934	Revenue

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
85	Thuan Phu Lang Co Development Investment Joint Stock Company	A company related to key management personnel		3300526896 issued by the Thua Thien Hue Provincial Tax Department on 4 January 2008	Phu Hai Hamlet, Chan May – Lang Co Commune, Hue City, Vietnam	Sunshine Mart Service and Trading Business Company Limited	Year 2025	Revenue from the provision of retail services amounting to VND 1,541,969	Revenue
86	ODE Media and Entertaiment Group Joint Stock Company	A company related to key management personnel		0107602021, first issued by the Department of Planning and Investment of Hanoi City on October 18, 2016	4th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Sunshine Mart Service and Trading Business Company Limited	Year 2025	Revenue from the provision of retail services amounting to VND 362,606,089	Revenue
87	Unique Group Joint Stock Company	A company related to key management personnel		0317398911, first issued by the Department of Planning and Investment of Ho Chi Minh	Commercial Unit No. S1.A1.2.5.02, Level 2.5, S1 Tower, 23 Phu Thuan Street, Tan My Ward, Ho	Sunshine Mart Service and Trading Business Company Limited	Year 2025	Revenue from the provision of retail services amounting to VND 3,055,558	Revenue

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
				City on July 22, 2022	Chi Minh City, Vietnam				
88	Big Gain Development Company Limited	A company related to key management personnel		0314303005 issued for the first time by the Ho Chi Minh City Department of Planning and Investment on March 21, 2017	Commercial Unit No. S1.A2.01.03, 1st Floor, S1 Tower, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Vietnam	Sunshine Mart Service and Trading Business Company Limited	Year 2025	Expenses for the purchase of goods and services amounting to VND 130,870,089	Expenses
89	ODE Media and Entertaiment Group Joint Stock Company	A company related to key management personnel		0107602021, first issued by the Department of Planning and Investment of Hanoi City on October 18, 2016	4th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Sunshine Mart Service and Trading Business Company Limited	Year 2025	Expenses for the purchase of goods and services amounting to VND 33,484,312	Expenses

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
90	Sunshine AM Joint Stock Company	Related party to a key management member		0108440863 issued by the Department of Planning and Investment of Hanoi City on September 20, 2018	4th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Sunshine Mart Service and Trading Business Company Limited	Year 2025	Expenses for the purchase of goods and services amounting to VND 47,128,350	Expenses
91	Sunshine Cab Joint Stock Company	A company related to key management personnel		0108130212 issued by the Department of Planning and Investment of Hanoi City on January 11, 2018	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi, Vietnam	S-Service Management & Operation Joint Stock Company	Year 2025	Revenue from the provision of operations management services amounting to VND 155,365,290	Revenue
92	Sunshine AM Joint Stock Company	Related party to a key management member		0108440863 issued by the Department of Planning and Investment of Hanoi City on	4th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward,	S-Service Management & Operation Joint Stock Company	Year 2025	Revenue from the provision of operations management services amounting to	Revenue

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
				September 20, 2018	Hanoi City, Vietnam			VND 1,371,379,619	
93	SCG Construction Joint Stock Company	A company related to key management personnel / major shareholders.		0108704763, first issued by the Department of Planning and Investment of Hanoi City on April 17, 2019	8th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	S-Service Management & Operation Joint Stock Company	Year 2025	Revenue from the provision of services amounting to VND 1.697.172.997	Revenue
94	S-Homes Real Estate Business Investment Joint Stock Company	A company related to key management personnel / major shareholders.		0107069847 issued by the Department of Planning and Investment of Hanoi City on October 28, 2015	10th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	S-Service Management & Operation Joint Stock Company	Year 2025	Revenue from the provision of services amounting to VND 1,336,206,444	Revenue

No.	Transaction executor	Relationship with internal persons	Positition at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
95	Kien Long Commercial Joint Stock Bank	A company related to key management personnel		1700197787 issued for the first time by the Kien Giang Provincial Department of Planning and Investment on October 10, 1995	No. 40–42–44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province, Vietnam.	S-Service Management & Operation Joint Stock Company	Year 2025	Revenue from the provision of services amounting to VND 2,484,174,671	Revenue
96	KS Group Joint Stock Company	A company related to key management personnel		0109432720 first issued by the Department of Planning and Investment of Hanoi City on November 25, 2020	2nd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	S-Service Management & Operation Joint Stock Company	Year 2025	Revenue from the provision of services amounting to VND 233,047,933	Revenue

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
97	Saigon Sunshine Group Joint Stock Company	A company related to key management personnel		0315210233 first issued by the Department of Planning and Investment of Ho Chi Minh City on August 8, 2018	Commercial Area No. S1.A2.02.03, 2nd Floor, S1 Tower, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Viet Nam.	S-Service Management & Operation Joint Stock Company	Year 2025	Revenue from the provision of operational management services amounting to VND 6,156,271,850	Revenue
98	Sunshine Group Development Joint Stock Company	A company related to key management personnel / major shareholders.		0107397372 first issued by the Department of Planning and Investment of Hanoi City on April 13, 2016	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	S-Service Management & Operation Joint Stock Company	Year 2025	Revenue from the provision of operational management services amounting to VND 2,498,382,845	Revenue

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
99	S-Decoro Joint Stock Company	A company related to key management personnel		0109383914 issued by the Department of Planning and Investment of Hanoi City on October 20, 2020	3rd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	S-Service Management & Operation Joint Stock Company	Year 2025	Revenue from the provision of services amounting to VND 125,937,884	Revenue
100	Sunshine - Design Joint Stock Company	A company related to key management personnel		0107431961 issued by the Department of Planning and Investment of Hanoi City on May 12, 2016	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi, Vietnam	S-Service Management & Operation Joint Stock Company	Year 2025	Revenue from the provision of services amounting to VND 1,396,307,021	Revenue
101	Vietnet Technology and Investment Joint Stock Company	A company related to key management personnel		0107920095 issued by the Department of Planning and Investment of Hanoi City on July 17, 2017	11th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward,	S-Service Management & Operation Joint Stock Company	Year 2025	Revenue from the provision of services amounting to VND 425,723,019	Revenue

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
					Hanoi City, Vietnam				
102	Big Gain Development Company Limited	A company related to key management personnel		0314303005 issued for the first time by the Ho Chi Minh City Department of Planning and Investment on March 21, 2017	Commercial Unit No. S1.A2.01.03, 1st Floor, S1 Tower, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Vietnam	S-Service Management & Operation Joint Stock Company	Year 2025	Revenue from the provision of operational management services amounting to VND 11,827,022,585	Revenue
103	Bao Tin Son Tung Company Limited	A company related to key management personnel		0102275853 issued by the Department of Planning and Investment of Hanoi City on May 29, 2007	11th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	S-Service Management & Operation Joint Stock Company	Year 2025	Revenue from security services with a total amount of VND 167,786,516	Revenue

No.	Transaction executor	Relationship with internal persons	Positition at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
104	NOBLEX Technology & Finance Group Joint Stock Company	A company related to key management personnel		0110657366 first issued by the Department of Planning and Investment of Hanoi City on March 21, 2024	Unit S-03, Sunshine Golden River Building – CT02A, Nam Thang Long Urban Area, Phase 3, Phu Thuong Ward, Ha Noi City, Viet Nam.	S-Service Management & Operation Joint Stock Company	Year 2025	Revenue from service provision with a total amount of VND 2,203,737,462	Revenue
105	ODE Media and Entertaiment Group Joint Stock Company	A company related to key management personnel		0107602021, first issued by the Department of Planning and Investment of Hanoi City on October 18, 2016	4th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	S-Service Management & Operation Joint Stock Company	Year 2025	Revenue from service provision with a total amount of VND 2,811,781,252	Revenue
106	Big Gain Development Company Limited	A company related to key management personnel		0314303005 issued for the first time by the Ho Chi	Commercial Unit No. S1.A2.01.03, 1st Floor, S1	S-Service Management & Operation	Year 2025	Expenses for the sale of goods and provision of services with a	Expenses

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
				Minh City Department of Planning and Investment on March 21, 2017	Tower, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Vietnam	Joint Stock Company		total amount of VND 6,355,591,687	
107	ODE Media and Entertaiment Group Joint Stock Company	A company related to key management personnel		0107602021, first issued by the Department of Planning and Investment of Hanoi City on October 18, 2016	4th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	S-Service Management & Operation Joint Stock Company	Year 2025	Expenses for the sale of goods and provision of services with a total amount of VND 203,010,638	Expenses
108	Sunshine Group Development Joint Stock Company	A company related to key management personnel / major shareholders.		0107397372 first issued by the Department of Planning and Investment of Hanoi City on April 13, 2016	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	S-Service Management & Operation Joint Stock Company	Year 2025	Interest income from loans with a total amount of VND 367,199,998	Revenue

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
109	Kien Long Commercial Joint Stock Bank	A company related to key management personnel		1700197787 issued for the first time by the Kien Giang Provincial Department of Planning and Investment on October 10, 1995	No. 40–42–44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province, Vietnam.	S-Service Management & Operation Joint Stock Company	Year 2025	Interest income from bank deposits amounting to VND 30,623,132	Revenue
110	Saigon Sunshine Group Joint Stock Company	A company related to key management personnel		0315210233 first issued by the Department of Planning and Investment of Ho Chi Minh City on August 8, 2018	Commercial Area No. S1.A2.02.03, 2nd Floor, S1 Tower, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Viet Nam.	Sunshine Tay Ho Joint Stock Company	July–December 2025	Construction subcontracting with a total amount of VND 224,936,429,920	Revenue

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
111	ODE Media and Entertaiment Group Joint Stock Company	A company related to key management personnel		0107602021, first issued by the Department of Planning and Investment of Hanoi City on October 18, 2016	4th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Sunshine Tay Ho Joint Stock Company	July– December 2025	Event communication expenses with a total amount of VND 1,000,000,000	Expenses
112	NOBLEX Technology & Finance Group Joint Stock Company	A company related to key management personnel		0110657366 first issued by the Department of Planning and Investment of Hanoi City on March 21, 2024	Unit S-03, Sunshine Golden River Building – CT02A, Nam Thang Long Urban Area, Phase 3, Phu Thuong Ward, Ha Noi City, Viet Nam.	Sunshine Tay Ho Joint Stock Company	July– December 2025	Expenses for the sale of goods and provision of services with a total amount of VND 1,500,000	Expenses

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
113	KS Group Joint Stock Company	A company related to key management personnel		0109432720 first issued by the Department of Planning and Investment of Hanoi City on November 25, 2020	2nd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Sunshine Tay Ho Joint Stock Company	July– December 2025	Recovery of a loan with a total amount of VND 302,570,000,000	
114	KS Group Joint Stock Company	A company related to key management personnel		0109432720 first issued by the Department of Planning and Investment of Hanoi City on November 25, 2020	2nd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Sunshine Tay Ho Joint Stock Company	July– December 2025	Interest income from loans with a total amount of VND 18,019,328,769	Revenue
115	ODE Media and Entertaiment Group Joint Stock Company	A company related to key management personnel		0107602021, first issued by the Department of Planning and Investment of Hanoi City on	4th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward,	Phu Thuong Education Investment Company Limited	Year 2025	Event communication and marketing expenses with a total amount of VND 44,713,473	Expenses

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
				October 18, 2016	Hanoi City, Vietnam				
116	NOBLEX Technology & Finance Group Joint Stock Company	A company related to key management personnel		0110657366 first issued by the Department of Planning and Investment of Hanoi City on March 21, 2024	Unit S-03, Sunshine Golden River Building – CT02A, Nam Thang Long Urban Area, Phase 3, Phu Thuong Ward, Ha Noi City, Viet Nam.	Phu Thuong Education Investment Company Limited	Year 2025	Expenses for sale of goods and provision of services with a total amount of VND 28,500,000	Expenses
117	Mr. Do Van Truong	Insiders and Insider-Related Parties	Member of the Board of Directors	038079011647 issued by the Ministry of Public Security on October 11, 2024	Apartment No. 6, 30th Floor, CT3 Building of the residential apartment project combined with	Phu Thuong Education Investment Company Limited	Year 2025	Repayment of loan principal with a total amount of VND 39,055,000,000	

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
					commercial services on Lot CT03A, CT Nam Thang Long Urban Area Phase III, Phu Thuong Ward, Ha Noi City, Viet Nam				
118	Mr. Do Anh Tuan	Insiders and Insider-Related Parties	Chairman of the Board of Directors / Major Shareholder / Legal Representative	038075000062 issued by the Police Department for Administrative Management of Social Order on April 26, 2022	Lot No. 23, Plot D3A3, 18.6-hectare Auction Area, Tay Ho Ward, Hanoi City, Vietnam.	Phu Thuong Education Investment Company Limited	Year 2025	Repayment of loan principal with a total amount of VND 23,520,100,000	

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
119	ODE Media and Entertaiment Group Joint Stock Company	A company related to key management personnel		0107602021, first issued by the Department of Planning and Investment of Hanoi City on October 18, 2016	4th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Sunshine Maple Bear Education Company Limited	Year 2025	Event communication and marketing expenses with a total amount of VND 37,758,231	Expenses
120	NOBLEX Technology & Finance Group Joint Stock Company	A company related to key management personnel		0110657366 first issued by the Department of Planning and Investment of Hanoi City on March 21, 2024	Unit S-03, Sunshine Golden River Building – CT02A, Nam Thang Long Urban Area, Phase 3, Phu Thuong Ward, Ha Noi City, Viet Nam.	Sunshine Maple Bear Education Company Limited	Year 2025	Expenses for sale of goods and provision of services with a total amount of VND 49,000,000	Expenses

No.	Transaction executor	Relationship with internal persons	Positition at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
121	Mr. Do Van Truong	Insiders and Insider-Related Parties	Member of the Board of Directors	038079011647 issued by the Ministry of Public Security on October 11, 2024	Apartment No. 6, 30th Floor, CT3 Building of the residential apartment project combined with commercial services on Lot CT03A, CT Nam Thang Long Urban Area Phase III, Phu Thuong Ward, Ha Noi City, Viet Nam	Sunshine Maple Bear Education Company Limited	Year 2025	Repayment of loan principal with a total amount of VND 15,300,000,000	

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
122	SCG Construction Joint Stock Company	A company related to key management personnel / major shareholders.		0108704763, first issued by the Department of Planning and Investment of Hanoi City on April 17, 2019	8th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	DIA Investment Joint Stock Company	September–December 2025	Revenue from the sale of goods and provision of services with a total amount of VND 75,000,000	Revenue
123	SCG Construction Joint Stock Company	A company related to key management personnel / major shareholders.		0108704763, first issued by the Department of Planning and Investment of Hanoi City on April 17, 2019	8th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	DIA Investment Joint Stock Company	September–December 2025	Revenue from real estate transfer with a total amount of VND 716,983,232,142	Revenue
124	Diamond Westlake Investment Company Limited	A company related to key management personnel		0108321584 first issued by the Department of Planning and Investment of	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward,	DIA Investment Joint Stock Company	September–December 2025	Revenue from real estate transfer with a total amount of VND 873,953,234,371	Revenue

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
				Hanoi City on June 11, 2018	Hanoi, Vietnam				
125	SCG Construction Joint Stock Company	A company related to key management personnel / major shareholders.		0108704763, first issued by the Department of Planning and Investment of Hanoi City on April 17, 2019	8th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	DIA Investment Joint Stock Company	September–December 2025	Construction expenses with a total amount of VND 15,623,281,035	Expenses
126	Sunshine - Design Joint Stock Company	A company related to key management personnel		0107431961 issued by the Department of Planning and Investment of Hanoi City on May 16, 2016	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi, Vietnam	DIA Investment Joint Stock Company	September–December 2025	Design and consultancy expenses with a total amount of VND 10,347,968,800	Expenses
127	ODE Media and Entertaiment Group Joint	A company related to key management personnel		0107602021, first issued by the Department of	4th Floor, Sunshine Center Building, 16	DIA Investment Joint Stock Company	September–December 2025	Event communication and marketing expenses with a	Expenses

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
	Stock Company			Planning and Investment of Hanoi City on October 18, 2016	Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam			total amount of VND 8,670,715,512.	
128	NOBLEX Technology & Finance Group Joint Stock Company	A company related to key management personnel		0110657366 first issued by the Department of Planning and Investment of Hanoi City on March 21, 2024	Unit S-03, Sunshine Golden River Building – CT02A, Nam Thang Long Urban Area, Phase 3, Phu Thuong Ward, Ha Noi City, Viet Nam.	DIA Investment Joint Stock Company	September–December 2025	Real estate brokerage expenses with a total amount of VND 179,690,699,307	Expenses
129	Marina 1 Joint Stock Company	A company related to key management personnel as of November 25, 2025		0108489386 issued by the Hanoi Department of Planning and Investment on October 26, 2018	12th Floor, Center Building, No. 16 Pham Hung, Tu Liem Ward, Hanoi, Vietnam	DIA Investment Joint Stock Company	September–December 2025	Construction expenses with a total amount of VND 14,446,743,546	Expenses

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
130	Thuan Phu Lang Co Development Investment Joint Stock Company	A company related to key management personnel		3300526896 issued by the Thua Thien Hue Provincial Tax Department on 4 January 2008	Phu Hai Hamlet, Chan May – Lang Co Commune, Hue City, Vietnam	DIA Investment Joint Stock Company	September–December 2025	Loans raised during the year with a total amount of VND 504,066,665,206	
131	Thuan Phu Lang Co Development Investment Joint Stock Company	A company related to key management personnel		3300526896 issued by the Thua Thien Hue Provincial Tax Department on 4 January 2008	Phu Hai Hamlet, Chan May – Lang Co Commune, Hue City, Vietnam	DIA Investment Joint Stock Company	September–December 2025	Repayment of loan principal with a total amount of VND 878,447,980,238	
132	KS Group Joint Stock Company	A company related to key management personnel		0109432720 first issued by the Department of Planning and Investment of Hanoi City on November 25, 2020	2nd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	DIA Investment Joint Stock Company	September–December 2025	Recovery of loans with a total amount of VND 622,260,000,000	

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
133	Fulland Real Estate Joint Stock Company	A company related to key management personnel		0108307893 first issued by the Department of Planning and Investment of Hanoi City on June 02, 2018	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	DIA Investment Joint Stock Company	September–December 2025	Recovery of loans with a total amount of VND 8,250,000,000	
134	KS Group Joint Stock Company	A company related to key management personnel		0109432720 first issued by the Department of Planning and Investment of Hanoi City on November 25, 2020	2nd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	DIA Investment Joint Stock Company	September–December 2025	Loans granted with a total amount of VND 3,422,860,000,000	
135	Fulland Real Estate Joint Stock Company	A company related to key management personnel		0108307893 first issued by the Department of Planning and Investment of	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward,	DIA Investment Joint Stock Company	September–December 2025	Loans granted with a total amount of VND 8,250,000,000	

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
				Hanoi City on June 02, 2018	Hanoi City, Vietnam				
136	Unique Group Joint Stock Company	A company related to key management personnel		0317398911, first issued by the Department of Planning and Investment of Ho Chi Minh City on 22 July 2022	Commercial Unit No. S1.A1.2.5.02, Level 2.5, S1 Tower, 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Vietnam	DIA Investment Joint Stock Company	September–December 2025	Loans granted with a total amount of VND 144,100,000,000	
137	Marina 1 Joint Stock Company	A company related to key management personnel as of November 25, 2025		0108489386 issued by the Hanoi Department of Planning and Investment on October 26, 2018	12th Floor, Center Building, No. 16 Pham Hung, Tu Liem Ward, Hanoi, Vietnam	DIA Investment Joint Stock Company	September–December 2025	Deposit for share transfer with a total amount of VND 400,250,000,000	

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
138	KS Group Joint Stock Company	A company related to key management personnel		0109432720 first issued by the Department of Planning and Investment of Hanoi City on November 25, 2020	2nd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	DIA Investment Joint Stock Company	September–December 2025	Interest income from loans with a total amount of VND 31,955,431,373	Revenue
139	Fulland Real Estate Joint Stock Company	A company related to key management personnel		0108307893 first issued by the Department of Planning and Investment of Hanoi City on June 02, 2018	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	DIA Investment Joint Stock Company	September–December 2025	Interest income from loans with a total amount of VND 21,359,589	Revenue
140	Unique Group Joint Stock Company	A company related to key management personnel		0317398911, first issued by the Department of Planning and Investment of Ho Chi Minh	Commercial Unit No. S1.A1.2.5.02, Level 2.5, S1 Tower, 23 Phu Thuan Street, Tan	DIA Investment Joint Stock Company	September–December 2025	Interest income from loans with a total amount of VND 3,592,630,138	Revenue

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
				City on 22 July 2022	My Ward, Ho Chi Minh City, Vietnam				
141	Sunshine Marina Nha Trang Joint Stock Company	A company related to key management personnel		0106212815 issued by the Department of Planning and Investment of Hanoi City on June 24, 2013	Plot No. 23, Lot D3A.3, 18.6-hectare Auction Area, Tay Ho Ward, Hanoi City, Vietnam.	Sunshine Homes Development Joint Stock Company	October–December 2025	Revenue from the sale of goods and provision of services with a total amount of VND 463,636,364	Revenue
142	Saigon Sunshine Group Joint Stock Company	A company related to key management personnel		0315210233 first issued by the Department of Planning and Investment of Ho Chi Minh City on August 8, 2018	Commercial Area No. S1.A2.02.03, 2nd Floor, S1 Tower, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Viet Nam.	Sunshine Homes Development Joint Stock Company	October–December 2025	Revenue from the sale of goods and provision of services with a total amount of VND 194,444,444	Revenue

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
143	NOBLEX Technology & Finance Group Joint Stock Company	A company related to key management personnel		0110657366 first issued by the Department of Planning and Investment of Hanoi City on March 21, 2024	Unit S-03, Sunshine Golden River Building – CT02A, Nam Thang Long Urban Area, Phase 3, Phu Thuong Ward, Ha Noi City, Viet Nam.	Sunshine Homes Development Joint Stock Company	October–December 2025	Revenue from the sale of goods and provision of services with a total amount of VND 78,000,000	Revenue
144	SCG Construction Joint Stock Company	A company related to key management personnel / major shareholders.		0108704763, first issued by the Department of Planning and Investment of Hanoi City on April 17, 2019	8th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Sunshine Homes Development Joint Stock Company	October–December 2025	Expenses for the sale of goods and provision of services with a total amount of VND 5,043,810,457	Expenses

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
145	Saigon Sunshine Group Joint Stock Company	A company related to key management personnel		0315210233 first issued by the Department of Planning and Investment of Ho Chi Minh City on August 8, 2018	Commercial Area No. S1.A2.02.03, 2nd Floor, S1 Tower, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Viet Nam.	Sunshine Homes Development Joint Stock Company	October–December 2025	Expenses for the sale of goods and provision of services with a total amount of VND 228,060,000	Expenses
146	ODE Media and Entertaiment Group Joint Stock Company	A company related to key management personnel		0107602021, first issued by the Department of Planning and Investment of Hanoi City on October 18, 2016	4th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Sunshine Homes Development Joint Stock Company	October–December 2025	Event communication and marketing expenses with a total amount of VND 387,381,496	Expenses

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
147	S-Homes Real Estate Business Investment Joint Stock Company	A company related to key management personnel / major shareholders.		0107069847 issued by the Department of Planning and Investment of Hanoi City on October 28, 2015	10th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Sunshine Homes Development Joint Stock Company	October–December 2025	Expenses for the sale of goods and provision of services with a total amount of VND 212,172,928	Expenses
148	Vietnet Technology and Investment JSC	A company related to key management personnel		0107920095 issued by the Department of Planning and Investment of Hanoi City on July 17, 2017	11th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Xuan Dinh Construction Investment Joint Stock Company	October–December 2025	Revenue from the sale of goods and provision of services with a total amount of VND 314,873,117	Revenue
149	Fulland Real Estate Joint Stock Company	A company related to key management personnel		0108307893 first issued by the Department of Planning and Investment of	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward,	Xuan Dinh Construction Investment Joint Stock Company	October–December 2025	Recovery of loans with a total amount of VND 91,500,000,000	

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
				Hanoi City on June 02, 2018	Hanoi City, Vietnam				
150	Fulland Real Estate Joint Stock Company	A company related to key management personnel		0108307893 first issued by the Department of Planning and Investment of Hanoi City on June 02, 2018	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Xuan Dinh Construction Investment Joint Stock Company	October–December 2025	Loans disbursed with a total amount of VND 307,000,000,000	
151	Fulland Real Estate Joint Stock Company	A company related to key management personnel		0108307893 first issued by the Department of Planning and Investment of Hanoi City on June 02, 2018	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Xuan Dinh Construction Investment Joint Stock Company	October–December 2025	Interest income from loans with a total amount of VND 24,927,739,725	Revenue

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
152	Saigon Sunshine Group Joint Stock Company	A company related to key management personnel		0315210233 first issued by the Department of Planning and Investment of Ho Chi Minh City on August 8, 2018	Commercial Area No. S1.A2.02.03, 2nd Floor, S1 Tower, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Viet Nam.	Xuan La Construction Investment Joint Stock Company	October–December 2025	Expenses related to the sale of goods and provision of services with a total amount of VND 60,000,000	Expenses
153	Fulland Real Estate Joint Stock Company	A company related to key management personnel		0108307893 first issued by the Department of Planning and Investment of Hanoi City on June 02, 2018	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Xuan La Construction Investment Joint Stock Company	October–December 2025	Loans disbursed with a total amount of VND 202,000,000,000	

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
154	Fulland Real Estate Joint Stock Company	A company related to key management personnel		0108307893 first issued by the Department of Planning and Investment of Hanoi City on June 02, 2018	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Xuan La Construction Investment Joint Stock Company	October–December 2025	Interest income from loans with a total amount of VND 22,136,986	Revenue
155	Vietnet Technology and Investment JSC	A company related to key management personnel		0107920095 issued by the Department of Planning and Investment of Hanoi City on July 17, 2017	11th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Anh Duong Star Joint Stock Company	October–December 2025	Revenue from the sale of goods and provision of services with a total amount of VND 184,091,585	Revenue
156	NOBLEX Technology & Finance Group Joint Stock Company	A company related to key management personnel		0110657366 first issued by the Department of Planning and Investment of Hanoi City on	Unit S-03, Sunshine Golden River Building – CT02A, Nam Thang Long Urban Area,	Anh Duong Star Joint Stock Company	October–December 2025	Revenue from the sale of goods and provision of services with a total amount of VND 16,935,484	Revenue

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
				March 21, 2024	Phase 3, Phu Thuong Ward, Ha Noi City, Viet Nam.				
157	KS Group Joint Stock Company	A company related to key management personnel		0109432720 first issued by the Department of Planning and Investment of Hanoi City on November 25, 2020	2nd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Anh Duong Star Joint Stock Company	October– December 2025	Recovery of loans with a total amount of VND 65,800,000,000	
158	KS Group Joint Stock Company	A company related to key management personnel		0109432720 first issued by the Department of Planning and Investment of Hanoi City on November 25, 2020	2nd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Anh Duong Star Joint Stock Company	October– December 2025	Loans granted with a total amount of VND 305,400,000,000	

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
159	Fulland Real Estate Joint Stock Company	A company related to key management personnel		0108307893 first issued by the Department of Planning and Investment of Hanoi City on June 02, 2018	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Anh Duong Star Joint Stock Company	October–December 2025	Loans granted with a total amount of VND 330,250,000,000	
160	KS Group Joint Stock Company	A company related to key management personnel		0109432720 first issued by the Department of Planning and Investment of Hanoi City on November 25, 2020	2nd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Anh Duong Star Joint Stock Company	October–December 2025	Interest income from loans with a total amount of VND 2,715,572,603	Revenue
161	Fulland Real Estate Joint Stock Company	A company related to key management personnel		0108307893 first issued by the Department of Planning and Investment of	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward,	Anh Duong Star Joint Stock Company	October–December 2025	Interest income from loans with a total amount of VND 144,767,123	Revenue

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
				Hanoi City on June 02, 2018	Hanoi City, Vietnam				
162	S-Decoro Joint Stock Company	A company related to key management personnel		0109383914 issued by the Department of Planning and Investment of Hanoi City on October 20, 2020	3rd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Long Bien Construction Investment Joint Stock Company	October–December 2025	Construction design expenses with a total amount of VND 10,861,428,169	Expenses
163	Sunshine Group Development Joint Stock Company	A company related to key management personnel / major shareholders.		0107397372 first issued by the Department of Planning and Investment of Hanoi City on April 13, 2016	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Long Bien Construction Investment Joint Stock Company	October–December 2025	Expenses for the purchase of goods and services with a total amount of VND 2,541,843,297	Expenses
164	Fulland Real Estate Joint Stock Company	A company related to key management personnel		0108307893 first issued by the Department of	9th Floor, Sunshine Center Building, 16	Long Bien Construction Investment	October–December 2025	Recovery of loans with a total amount of VND 386,700,000,000	

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
				Planning and Investment of Hanoi City on June 02, 2018	Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Joint Stock Company			
165	Fulland Real Estate Joint Stock Company	A company related to key management personnel		0108307893 first issued by the Department of Planning and Investment of Hanoi City on June 02, 2018	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Long Bien Construction Investment Joint Stock Company	October–December 2025	Interest income from loans with a total amount of VND 3,220,734,247	Revenue
166	Tai Phat Trading Service Company Limited	A company related to key management personnel as of 25 November 2025		0108798225 first issued by the Hanoi Department of Planning and Investment on 24 June 2019	10th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam.	Wonderland Real Estate Joint Stock Company	November-December 2025	Expenses purchased goods and services totaling VND 301,369,863	Expenses

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
167	Saigon Sunshine Group Joint Stock Company	A company related to key management personnel		0315210233 first issued by the Department of Planning and Investment of Ho Chi Minh City on August 8, 2018	Commercial Area No. S1.A2.02.03, 2nd Floor, S1 Tower, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Viet Nam.	Wonderland Real Estate Joint Stock Company	November-December 2025	Interest on loans totaling VND 146,919,452	Revenue
168	KS Group Joint Stock Company	A company related to key management personnel		0109432720 first issued by the Department of Planning and Investment of Hanoi City on November 25, 2020	2nd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	Wonderland Real Estate Joint Stock Company	November-December 2025	Interest on loans totaling VND 559,467,534	Revenue

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
169	Diamond Westlake Investment Company Limited	A company related to key management personnel		0108321584 first issued by the Department of Planning and Investment of Hanoi City on June 11, 2018	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi, Vietnam	Wonderland Real Estate Joint Stock Company	November-December 2025	Interest on loans totaling VND 476,843,835	Revenue
170	ODE Media and Entertaiment Group Joint Stock Company	A company related to key management personnel		0107602021, first issued by the Department of Planning and Investment of Hanoi City on October 18, 2016	4th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Wonderland Real Estate Joint Stock Company	December 2025	Event communication expenses with a total amount of VND 6,337,164,378.	Expenses

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 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, a Member of the Board of Directors of the Company, is currently serving as the Chairman of the Board of Directors and Chief Executive Officer of Sao Anh Duong.l	0101358793 issued by the Department of Planning and Investment of Hanoi City on April 09, 2003	SH02-02, R2 Building, Sunshine Riverside Project, CT03A-CT Lot within CT03 Block, Nam Thang Long Urban Area, Phu Thuong Ward, Hanoi City, Vietnam	Year 2025	No. 27/2024/SSG/NQ-HĐQT dated December 23, 2024	Rental income from premises leasing under Contract No. 01/2024/HĐTM/SSG-SAD dated December 23, 2024, in the amount of VND 134,918,181	
2	Sunshine Tay Ho Joint Stock Company	Mr. Nguyen Xuan Anh, Deputy Chief Executive Officer of the Company, is currently serving as the Chairman of Sunshine Tay Ho.	0108268436 issued by the Department of Planning and Investment of Hanoi City on May 09, 2018	12th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Year 2025	No. 23/2025/SSG/NQ-HĐQT dated June 6, 2025	Revenue from the allocation of image usage costs, in the amount of VND 3,166,666,667	

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
3	Unicloud Technology Investment Joint Stock Company	Mr. Dinh Chi Hieu, Deputy Chief Executive Officer of the Company, is currently serving as Chief Executive Officer of Unicloud Technology Investment.	0109656689 issued by the Department of Planning and Investment of Hanoi City on June 02, 2021	6th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Year 2025	No. 34/2025/SSG/NQ-HĐQT dated September 19, 2025	Revenue from the provision of management consulting services, with a total amount of VND 86,366,288,156	
4	Sai Gon Sunshine Group Joint Stock Company	Mr. Do Van Truong, a Member of the Board of Directors of the Company, previously served as Chairman of the Board of Directors and Chief Executive Officer of Sunshine Sai Gon.	0315210233 issued by the Department of Planning and Investment of Ho Chi Minh City on August 08, 2018	Commercial Lot S1.A2.03, 2nd Floor, Tower S1, No. 23 Phu Thuan Street, Tan Phu Ward, District 7, Ho Chi Minh City, Vietnam	Year 2025	No. 16/2024/SSG/NQ-HĐQT dated June 17, 2024	Office rental expenses under Contract No. 01/2023/HĐTVP/SSSG-RTG dated June 22, 2023, and the attached appendices, with a total amount of VND 86,031,000	

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
5	Sunshine Mart Service and Trading Business Company Limited	Mr. Do Van Truong, a Member of the Board of Directors of the Company, is currently serving as Chairman of the Board of Directors and Chief Executive Officer of Sunshine Mart.	0109334554 issued by the Department of Planning and Investment of Hanoi City on September 08, 2020	1st Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Year 2025	No. 03/2024/RTG/NQ-HĐQT dated February 6, 2024	Expenses for catering services, meal provision, and gift vouchers, with a total amount of VND 1,220,357,657	
6	Unicloud Technology Group Joint Stock Company	Mr. Dinh Chi Hieu, Deputy Chief Executive Officer of the Company, is currently serving as Chairman of the Board of Directors and Chief Executive Officer of Unicloud Technology Group.	0107432651 issued by the Department of Planning and Investment of Hanoi City on May 12, 2016	10th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Year 2025	No. 04/2025/SSG/NQ-HĐQT dated February 25, 2025	Expenses for software services and system administration, with a total amount of VND 299,874,747	

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
7	Sunshine CAB Joint Stock Company	Mr. Do Van Truong, a Member of the Board of Directors of the Company, is currently serving as Chief Executive Officer of Sunshine Cab.	0108130212 issued by the Department of Planning and Investment of Hanoi City on January 11, 2018	9th Floor, Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Year 2025	No. 25/2025/SSG/NQ-HĐQT dated June 13, 2025	Vehicle rental expenses, with a total amount of VND 78,000,000	
8	ODE Media and Entertaiment Group Joint Stock Company	Mr. Dinh Chi Hieu, Deputy Chief Executive Officer of the Company, is currently serving as Chairman of the Board of Directors of ODE; Mr. Cao Phi Hung, Deputy Chief Executive Officer of the Company, is currently serving as a Member of the Board of Directors of ODE.	0107602021, first issued by the Department of Planning and Investment of Hanoi City on October 18, 2016	4th Floor, Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Year 2025	No. 38/2025/SSG/NQ-HĐQT dated October 1, 2025	Expenses for media services and event organization, with a total amount of VND 3,103,737,883	

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
9	S-Homes Real Estate Business Investment Joint Stock Company	Mr. Do Anh Tuan, Chairman of the Board of Directors of the Company, is currently serving as Chairman of the Board of Directors of S-Homes; Ms. Nguyen Thi Thanh Huyen, Head of the Supervisory Board of the Company, is currently serving as Head of the Supervisory Board of S-Homes.	0107069847 issued by the Department of Planning and Investment of Hanoi City on October 28, 2015	10th Floor, Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Year 2025	No. 50/2025/SSG/NQ-HĐQT dated November 27, 2025	Vehicle rental expenses, with a total amount of VND 30,000,000	
10	Sunshine Tay Ho Joint Stock Company	Mr. Nguyen Xuan Anh, Deputy Chief Executive Officer of the Company, is currently serving as Chairman of Sunshine Tay Ho.	0108268436 issued by the Department of Planning and Investment of Hanoi City on May 09, 2018	12th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Year 2025	No. 47/2025/SSG/NQ-HĐQT dated November 20, 2025	Interest expense in the amount of VND 13,430,630,136	

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
11	Unicloud Technology Group Joint Stock Company	Mr. Dinh Chi Hieu, Deputy Chief Executive Officer of the Company, is currently serving as Chairman of the Board of Directors and Chief Executive Officer of Unicloud Technology Group.	0107432651 issued by the Department of Planning and Investment of Hanoi City on May 12, 2016	10th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Year 2025	No. 31/2025/SSG/NQ-HĐQT dated August 27, 2025	Interest expense in the amount of VND 6,353,094,673	
12	NobleX Technology & Finance Group Joint Stock Company	Ông Đinh Chí Hiếu - Phó Tổng Giám đốc của Công ty đang là Chủ tịch HĐQT của NobleX	0110657366 issued by the Department of Planning and Investment of Hanoi City on March 21, 2024	Unit S-03, Sunshine Golden River Building – CT02A, Nam Thang Long Urban Area, Phase 3, Phu Thuong Ward, Ha Noi City, Viet Nam.	Year 2025	No. 41/2025/SSG/NQ-HĐQT dated October 17, 2025	Cooperation for the introduction of the Noble App, with a total amount of VND 53,000,000	

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
13	Sunshine Tay Ho Joint Stock Company	Mr. Nguyen Xuan Anh, Deputy Chief Executive Officer of the Company, is currently serving as Chairman of Sunshine Tay Ho.	0108268436 issued by the Department of Planning and Investment of Hanoi City on May 09, 2018	12th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Year 2025	No. 47/2025/SSG/NQ-HĐQT dated November 20, 2025	Borrowings in the amount of VND 1,654,800,000,000	
14	Unicloud Technology Group Joint Stock Company	Mr. Dinh Chi Hieu, Deputy Chief Executive Officer of the Company, is currently serving as Chairman of the Board of Directors and Chief Executive Officer of Unicloud Technology Group.	0107432651 issued by the Department of Planning and Investment of Hanoi City on May 12, 2016	10th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Year 2025	No. 31/2025/SSG/NQ-HĐQT dated August 27, 2025	Borrowings in the amount of VND 599,000,000,000	

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
15	Unicloud Technology Group Joint Stock Company	Mr. Dinh Chi Hieu, Deputy Chief Executive Officer of the Company, is currently serving as Chairman of the Board of Directors and Chief Executive Officer of Unicloud Technology Group.	0107432651 issued by the Department of Planning and Investment of Hanoi City on May 12, 2016	10th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Year 2025	No. 31/2025/SSG/NQ-HĐQT dated August 27, 2025	Repayment of loan principal in the amount of VND 100,000,000	

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	S-Service Management & Operation Joint Stock Company	Ms. Le Thi Tuyet, a Member of the Board of Directors of S-Service, is a related person of Mr. Do Van Truong, a Member of the Board of Directors, and Mr. Do Anh Tuan, Chairman of the Board of Directors of the Company.	0107744812 issued by the Department of Planning and Investment of Hanoi City on March 02, 2017	9th Floor, Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Year 2025	No. 07/2023/RTG/NQ-HĐQT dated October 24, 2023	Swimming pool revenue from the project under Contract No. 2510/2023/HĐT/RTG-SSV dated October 25, 2023, in the amount of VND 203,590,907	
2	S-Service Management & Operation Joint Stock Company	Ms. Le Thi Tuyet, a Member of the Board of Directors of S-Service, is a related person of Mr. Do Van Truong, a Member of the Board of Directors, and Mr. Do Anh Tuan, Chairman of the Board of Directors of the Company.	0107744812 issued by the Department of Planning and Investment of Hanoi City on March 02, 2017	9th Floor, Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Year 2025	No. 07/2023/RTG/NQ-HĐQT dated October 24, 2023	Revenue from leasing the commercial lot on the 1st floor of CT3 Building, Sunshine Riverside Project, under Contract No. 0211/2023/HĐT/RTGSSV dated November 1, 2023, in the amount of VND 307,943,698	

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
3	S-Service Management & Operation Joint Stock Company	Ms. Le Thi Tuyet, a Member of the Board of Directors of S-Service, is a related person of Mr. Do Van Truong, a Member of the Board of Directors, and Mr. Do Anh Tuan, Chairman of the Board of Directors of the Company.	0107744812 issued by the Department of Planning and Investment of Hanoi City on March 02, 2017	9th Floor, Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Year 2025	No. 05/2024/RTG/NQ-HĐQT dated March 23, 2024	Electricity expenses for the Sunshine Center building for the months, with a total amount of VND 809,980,213	
4	S-Service Management & Operation Joint Stock Company	Ms. Le Thi Tuyet, a Member of the Board of Directors of S-Service, is a related person of Mr. Do Van Truong, a Member of the Board of Directors, and Mr. Do Anh Tuan, Chairman of the Board of Directors of the Company.	0107744812 issued by the Department of Planning and Investment of Hanoi City on March 02, 2017	9th Floor, Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Year 2025	No. 10/2022/KSF/NQ-HĐQT dated June 23, 2022	Building operating expenses for the months at the Sunshine Riverside building, with a total amount of VND 1,528,599,058	

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
5	S-Service Management & Operation Joint Stock Company	Ms. Le Thi Tuyet, a Member of the Board of Directors of S-Service, is a related person of Mr. Do Van Truong, a Member of the Board of Directors, and Mr. Do Anh Tuan, Chairman of the Board of Directors of the Company.	0107744812 issued by the Department of Planning and Investment of Hanoi City on March 02, 2017	9th Floor, Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Year 2025	No. 10/2022/KSF/NQ-HĐQT dated June 23, 2022	Building operating expenses for the months at the Sunshine Center building, with a total amount of VND 376,359,058	
6	Sai Gon Sunshine Group Joint Stock Company	Ms. Do Thi Hong Nhung, Chairwoman of the Board of Directors of Sunshine Sai Gon, is a related person of Mr. Do Van Truong, a Member of the Board of Directors, and Mr. Do Anh Tuan, Chairman of the Board of Directors of the Company.	0315210233 issued by the Department of Planning and Investment of Ho Chi Minh City on August 08, 2018	Commercial Lot S1.A2.03, 2nd Floor, Tower S1, No. 23 Phu Thuan Street, Tan Phu Ward, District 7, Ho Chi Minh City, Vietnam	Year 2025	No. 16/2024/SSG/NQ-HĐQT dated June 17, 2024	Office rental expenses under Contract No. 01/2023/HĐTVP/SSSG-RTG dated June 22, 2023, and the attached appendices, with a total amount of VND 86,031,000	

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
7	Sunshine Mart Service and Trading Business Company Limited	Ms. Le Thi Tuyet, a Member of the Board of Directors of Sunshine Mart, is a related person of Mr. Do Van Truong, a Member of the Board of Directors, and Mr. Do Anh Tuan, Chairman of the Board of Directors of the Company.	0109334554 issued by the Department of Planning and Investment of Hanoi City on September 08, 2020	1st Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Year 2025	No. 03/2024/RTG/NQ-HĐQT dated February 6, 2024	Expenses for catering services, meal provision, and gift vouchers, with a total amount of VND 1,220,357,657	
8	S-Homes Real Estate Business Investment Joint Stock Company	Ms. Do Thi Hong Nhung, a Member of the Board of Directors of S-Homes, is a related person of Mr. Do Van Truong, a Member of the Board of Directors, and Mr. Do Anh Tuan, Chairman of the Board of Directors of the Company.	0107069847 issued by the Department of Planning and Investment of Hanoi City on October 28, 2015	10th Floor, Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Year 2025	No. 50/2025/SSG/NQ-HĐQT dated November 27, 2025	Vehicle rental expenses, with a total amount of VND 30,000,000	

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
9	Kien Long Commercial Joint Stock Bank	Mrs. Do Thi Dinh was a member of the Board of Directors of the Company (resigned on 26 April 2025) and her younger brother, Mr. Do Van Bac, is Deputy General Director of Kien Long Commercial Joint Stock Bank	1700197787 issued for the first time by the Kien Giang Provincial Department of Planning and Investment on October 10, 1995	No. 40–42–44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province, Vietnam.	Year 2025	Opening an account prior to the listing date	Interest income from non-term deposits in the amount of VND 15,184,462	

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 / Transactions of internal persons and affiliated persons with shares of the Company

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
I.	**Mr. Do Anh Tuan**	**047C299999**	**Chairman of the Board, Legal Representative**					**552,721,860**	**61.43%**	-
1.	Ngo Thi Hong Nhan							0	0%	Mother
2.	Nguyen Thi Khanh My							0	0%	Wife
3.	Nguyen The Manh							0	0%	Father-in-law
4.	Bui Thi Khanh Hoa							0	0%	Mother-in-law
5.	Do Minh Phuong							88,744	0.01%	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
6.	Do Anh Duong							0	0%	Daughter
7.	Do Anh Thu			Minor				0	0%	Daughter
8.	Do Anh Chi			Minor				0	0%	Daughter
9.	Do Anh Minh			Minor				0	0%	Son
10.	Do Anh Quang			Minor				0	0%	Son
11.	Do Van Truong	047C888888						36,221,860	4.03%	Younger brother
12.	Le Thi Tuyet							221,860	0.025%	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
13.	Do Thi Hong Nhung							6,221,860	0.69%	Younger sister
14.	Sunshine Group Development Joint Stock Company			0107397372	April 13, 2016	Ha Noi City Department of Planning and Investment	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Major shareholder
15.	S-Homes Real Estate Business Investment Joint Stock Company			0107069847	October 28, 2015	Ha Noi City Department of Planning and Investment	10th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Chairman of the Board of Directors / Legal Representative / Major Shareholder
16.	Sunshine Homes Development Joint Stock Company			0106784499	March 9, 2015	Department of Planning and Investment of Ha Noi City	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem	0	0%	Vice Chairman of the Board of Directors / Indirectly Controlled

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
							Ward, Ha Noi City, Viet Nam			
17.	Phu Thuong Education Investment Company Limited			0107520675	July 28, 2016	Department of Planning and Investment of Ha Noi City	10th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Capital-Contributing Member / Member of the Members' Council / Indirect Controller
18.	S"School Joint Stock Company			0108522883	November 22, 2018	Department of Planning and Investment of Ha Noi City	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Major Shareholder
19.	Sunshine Entertaiment Joint Stock Company			4201397634	December 12, 2011	Khanh Hoa Department of Planning and Investment	38B Nguyen Thi Dinh Street, Phuoc Long Ward, Nha Trang City, Khanh Hoa	0	0%	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
							Province, Viet Nam			
20.	SCG Construction Group Joint Stock Company			0108704763	April 17, 2019	Department of Planning and Investment of Ha Noi City	8th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Vice Chairman of the Board of Directors / Major Shareholder
21.	KS Group Joint Stock Company			0109432720	November 25, 2020	Department of Planning and Investment of Ha Noi City	2nd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	5,000	0.00056%	Indirectly Controls
22.	Sunshine Tay Ho Joint Stock Company			0108268436	May 09, 2018	Department of Planning and Investment of Ha Noi City	12th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem	0	0%	Representative of Major Shareholder / Indirect Controller

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
							Ward, Ha Noi City, Viet Nam			
23.	Xuan La Construction Investment Joint Stock Company			0107565651	September 15, 2016	Department of Planning and Investment of Ha Noi City	4th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Indirect control
24.	Hung Thinh Phat Housing Investment Company Limited			0108325719	June 14, 2018	Department of Planning and Investment of Ha Noi City	11th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Indirect control
25.	Thien Hai Joint Stock Company			3400507953	December 21, 2007	Department of Planning and Investment of Binh Thuan Province	No. 257, 19/4 Street, Ham Thang Ward, Lam Dong Province, Viet Nam	0	0%	Representative of Major Shareholder / Indirectly Controlled

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
26.	Long Bien Construction Investment Joint Stock Company			0108715437	April 24, 2019	Department of Planning and Investment of Ha Noi City	Operations House, Lot CT7, Nguyen Lam Street, Phuc Loi Ward, Ha Noi City, Viet Nam	0	0%	Indirect control
27.	XuanDinh Construction Investment Joint Stock Compan			0107565644	September 15, 2016	Department of Planning and Investment of Ha Noi City	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Indirect control
28.	S-Service Saigon Joint Stock Company			0315954049	October 11, 2019	Department of Planning and Investment of Ho Chi Minh City	Commercial Area No. S1.A2.01.01, 1st Floor, Tower S1, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Viet Nam	0	0%	Indirect control

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
29.	Unicloud Technology Investment Joint Stock Company			0109656689	June 2, 2021	Department of Planning and Investment of Ha Noi City	6th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Indirect control
30.	Nanochip Joint Stock Company			0313885664	June 29, 2016	Department of Planning and Investment of Ho Chi Minh City	L17-11, 17th Floor, Vincom Center Building, 72 Le Thanh Ton Street, Saigon Ward, Ho Chi Minh City, Viet Nam	0	0%	Indirect control
31.	S-Service Management & Operation Joint Stock Company			0107744812	March 2, 2017	Department of Planning and Investment of Ha Noi City	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Indirect control

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
32.	Sunshine Mart Service And Trading Business Company Limited			0109334554	September 8, 2020	Department of Planning and Investment of Ha Noi City	1st Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Indirect control
33.	Unicloud Technology Group Joint Stock Company			0107432651	May 12, 2016	Department of Planning and Investment of Ha Noi City	10th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Indirect control
34.	Sunshine Sky Villa Joint Stock Company			0108359563	July 10, 2018	Department of Planning and Investment of Ha Noi City	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Indirect control

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
35.	SmartMind Securities Joint Stock Company			0304763878	December 28, 2006	Department of Planning and Investment of Ha Noi City	1st Floor and 6th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Indirect control
36.	Dynamic Innovation Company Limited			0314269019	March 7, 2017	Department of Planning and Investment of Ho Chi Minh City	Commercial Area No. S1.A2.01.02, 1st Floor, Tower S1, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Viet Nam	0	0%	Indirect control
37.	Anh Duong Star Joint Stock Company			0101358793	April 9, 2003	Department of Planning and Investment of Ha Noi City	SH02-02, R2 Building of Sunshine Riverside Project, Lot CT03A-CT in CT03 Block, Nam Thang	0	0%	Indirect control

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
							Long Urban Area, Phu Thuong Ward, Ha Noi City, Viet Nam.			
38.	New Diamond Consultancy, Investment And Trading Joint Stock Company			0101182966	May 10, 2016	Department of Planning and Investment of Ha Noi City	Phung Town Industrial Cluster, Dan Phuong Commune, Ha Noi City, Viet Nam	0	0%	Deputy Director
39.	Sunshine Maple Bear Education Company Limited			0108078467	November 30, 2017	Department of Planning and Investment of Ha Noi City	1st Floor, Sunshine Palace Apartment, Plot C2/CN3, Alley 13, Linh Nam Street, Vinh Tuy Ward, Ha Noi City, Viet Nam	0	0%	Deputy Director
40.	Dat Holding Company Limited			0111148386	July 24, 2025	Ha Noi Department of Planning and Investment	10th Floor, Sunshine Center Building, 16 Pham Hung	0	0%	Owner / 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
							Street, Tu Liem Ward, Ha Noi City, Viet Nam			Legal Representative
41.	DIA Investment Joint Stock Company			0500468389	June 24, 2005	Ha Noi Department of Planning and Investment	Lot C21-12, Dan Phuong High-End Ecological Urban Area, Dan Phuong Commune, Ha Noi City, Viet Nam	0	0%	Representative of Major Shareholder / Indirect Control
42.	Regent Capital Investment Group Joint Stock Company			0111170536	August 8, 2025	Ha Noi Department of Finance	11th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Major Shareholder
43.	Marina 3 Joint Stock Company			0108489403	October 26, 2018	Ha Noi Department of Planning and Investment	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem	0	0%	Indirect Control

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
							Ward, Ha Noi City, Viet Nam			
44.	Wonderland Real Estate Joint Stock Company			0108307903	June 2, 2018	Ha Noi Department of Planning and Investment	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Indirect Control
45.	Thai Minh Land Investment Joint Stock Company			0110503750	October 10, 2023	Ha Noi Department of Planning and Investment	Apartment A-06, 1st Floor, Building A, Sunshine Green Iconic Project, at CT7 Land Plot on Nguyen Lam Street, Phuc Loi Ward, Ha Noi City, Viet Nam			Indirect Control
II.	**Mr. Do Van Truong**	**047C888888**	**Member of the Board of Directors**					**36,221,860**	**4.03%**	-

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.	Ngo Thi Hong Nhan							0	0%	Mother
2.	Le Thi Luong							0	0	Mother-in-law
3.	Le Tri Dien							0	0%	Father-in-law
4.	Le Thi Tuyet							221,860	0.025%	Wife
5.	Do Anh Tuan							552,721,860	61.43%	Older Brother
6.	Nguyen Thi Khanh My							0	0%	Sister-in-law
7.	Do Thi Hong Nhung							6,221,860	0.69%	Younger sister
8.	Do Anh Minh			Minor				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
9.	Do Quang Hieu			Minor				0	0%	Son
10.	Do Tuong Vy			Minor				0	0%	Son
11.	Anh Duong Star Joint Stock Company			0101358793	April 9, 2003	Department of Planning and Investment of Ha Noi City	SH02-02, R2 Building of Sunshine Riverside Project, Lot CT03A-CT in CT03 Block, Nam Thang Long Urban Area, Phu Thuong Ward, Ha Noi City, Viet Nam.	0	0%	Chairman of the Board of Directors / General Director / Legal Representative
12.	Sunshine Cab Joint Stock Company			0108130212	January 11, 2018	Department of Planning and Investment of Ha Noi City	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem	0	0%	CEO/ Legal Representative /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
							Ward, Ha Noi City, Viet Nam			
13.	Sunshine Group Development Joint Stock Company			0107397372	April 13, 2016	Department of Planning and Investment of Ha Noi City	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Chairman of the Board of Directors/CEO / Legal Representative Major Shareholder
14.	S"School Joint Stock Company			0108522883	November 22, 2018	Department of Planning and Investment of Ha Noi City	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	CEO/ Legal Representative /Major Shareholder
15.	Saigon Sunshine Group Joint Stock Company			0315210233	August 8, 2018	Department of Planning and Investment of Ho Chi Minh City	Commercial Area No. S1.A2.02.03, 2nd Floor, S1 Tower, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi	0	0%	Deputy General Director / Majo 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
							Minh City, Viet Nam.			
16.	S-Homes Real Estate Business Investment Joint Stock Company			0107069847	October 28, 2015	Department of Planning and Investment of Ha Noi City	10th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Deputy General Director/ Representative of Major Shareholder
17.	Fulland Real Estate Joint Stock Company			0108307893	June 2, 2018	Department of Planning and Investment of Ha Noi City	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Chairman of the Board of Directors / Director / Legal Representative
18.	Sunshine Mart Service and Trading Business Company Limited			0109334554	September 8, 2020	Department of Planning and Investment of Ha Noi City	1st Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem	0	0%	General Director / Legal Representative / Chairman of the Members' Council / Major Capital-

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
							Ward, Ha Noi City, Viet Nam			Contributing Member / Authorized Representative for Management of Capital Contribution of the Major Capital-Contributing Member
19.	Marina 3 Joint Stock Company			0108489403	October 26, 2018	Department of Planning and Investment of Ha Noi City	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Major Shareholder
20.	KS Group Joint Stock Company			0109432720	November 25, 2020	Department of Planning and Investment of Ha Noi City	2nd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem	5,000	0.00056%	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
							Ward, Ha Noi City, Viet Nam			
21.	SCG Construction Group Joint Stock Company			0108704763	April 17, 2019	Department of Planning and Investment of Ha Noi City	8th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Chairman of the Board/Legal Representative / major shareholder
22.	Big Gain Investment Company Limited			0314303005	March 21, 2017	Department of Planning and Investment of Ho Chi Minh City	Commercial Area No. S1.A2.01.03, 1st Floor, S1 Tower, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Viet Nam.	0	0%	Deputy General Director
23.	Kim Thanh Trade Company Limited.			0101233498	June 15, 2001	Department of Planning and Investment of Ha Noi City	6th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem	0	0%	General Director/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
							Ward, Ha Noi City, Viet Nam			
24.	Sunshine Maple Bear Education Company Limited			0108078467	November 30, 2017	Ha Noi City Department of Planning and Investment	1st Floor, Sunshine Palace Apartment Building, C2/CN3 Land Lot, Alley 13, Linh Nam Street, Vinh Tuy Ward, Ha Noi City, Viet Nam.	0	0%	Representative of members contributing capital
25.	S-Service Management & Operation Joint Stock Company			0107744812	March 2, 2017	Department of Planning and Investment of Ha Noi City	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Representative of Major Shareholder
26.	Sunshine Sky Villa Joint Stock Company			0108359563	July 10, 2018	Department of Planning and Investment of Ha Noi City	9th Floor, Sunshine Center Building, 16 Pham Hung	0	0%	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
							Street, Tu Liem Ward, Ha Noi City, Viet Nam			
27.	SmartMind Securities Joint Stock Company			0304763878	December 28, 2006	Department of Planning and Investment of Ha Noi City	1st Floor and 6th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Representative of Major Shareholder
28.	Unicloud Technology Group Joint Stock Company			0107432651	May 12, 2016	Department of Planning and Investment of Ha Noi City	10th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	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
29.	Long Bien Construction Investment Joint Stock Company			0108715437	April 24, 2019	Department of Planning and Investment of Ha Noi City	Administration Building, Lot CT7, Nguyen Lam Street, Phuc Loi Ward, Ha Noi City, Viet Nam.	0	0%	Director / Legal Representative
30.	Hung Thinh Phat Housing Investment Company Limited			0108325719	June 14, 2018	Department of Planning and Investment of Ha Noi City	11 Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Director / Legal Representative
31.	Xuan Dinh Construction Investment Joint Stock Company			0107565644	September 15, 2016	Department of Planning and Investment of Ha Noi City	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	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
32.	Cam Dinh Ecological Investment Company Limited			0109049211	January 2, 2020	Department of Planning and Investment of Ha Noi City	6th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Representative of Major Contributing Member
33.	S.I Development Joint Stock Company			3400499597	October 26, 2007	Department of Planning and Investment of Binh Thuan Province	Sunny Villa Residential Area, Xuan Thuy Street, Mui Ne Ward, Lam Dong Province, Viet Nam.	0	0%	Authorized Representative of a Major Shareholder
34.	Regent Capital Investment Group Joint Stock Company			0111170536	August 08, 2025	Ha Noi Department of Finance	11th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	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
35.	Viet My Construction Architecture Joint Stock Company			0108797736	June 24, 2019	Department of Planning and Investment of Ha Noi City	6 th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Authorized Representative for Management of Shares of the Major Shareholder
III.	**Mr. Vu Le Hieu**		**Independent Member of the Board of Directors**					**100,744**	**0.011%**	-
1	Vu Hong Chuyen							0	0%	Father
2	Le Thi Bich Lien							0	0%	Mother
3	Vu Gia Hien							0	0%	Younger Brother
4	Pham Thy Thu							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	Vu Bao An Nhien			Minor				0	0%	Daughter
6	Pham Van Tu							0	0%	Father-in-law
7	Nguyen Tuyet Lan							0	0%	Mother-in-law
IV.	**Ms. Nguyen Thi Phuong Loan**		**Non-Executive Member of the Board**					**10**	**0.0000011%**	-
1	Nguyen Quang Xuan							0	0%	Father
2	Nguyen Thi Phuong							0	0%	Mother
3	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
4	Duong Quynh Phuong							0	0%	Sister-in-law
5	Hoang Linh							0	0%	Husband
6	Hoang Quang Dao							0	0%	Father-in-law
7	Nguyen Thi Phong							0	0%	Mother-in-law
8	Hoang Ngoc Chi			Minor				0	0%	Daughter
9	Hoang Khanh An			Minor				0	0%	Daughter
10	Sunshine Sky Villa Joint Stock Company			0108359563	July 10, 2018	Department of Planning and Investment of Ha Noi City	9th Floor, Sunshine Center, No. 16, Pham Hung Street, My Dinh 2, Nam Tu Liem, Ha Noi City	0	0%	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
11	Sunshine Entertaiment Joint Stock Company			4201397634	December 12, 2011	Department of Planning and Investment of Khanh Hoa Province	Quan Cang Area, Vinh Nguyen Ward, Nha Trang City, Khanh Hoa Province	0	0%	Member of the Board
V.	**Jun Sungbae**		**Member of the Board of Directors**					**0**	**0%**	-
1	Jun You Sun							0	0%	Father
2	Yoon Jungsoon							0	0%	Mother
3	Jeon Seong Ha							0	0%	Younger sister
4	Jun Huy Hoang							0	0%	Son
5	Sunshine Homes Development Joint Stock Jompany			0106784499	March 9, 2015	Ha Noi City Department of Planning and Investment	9th floor, 9th Floor, Sunshine Center Building, No. 16 Pham Hung Street, Tu Liem	0	0%	Member of the Board of Directors / 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
							Ward, Ha Noi City, Viet Nam.			Legal Representative
6	Công ty Cổ phần BIGFUTURE			319-86-03583	December 24, 2025	National Tax Service of Korea	Room 402, 4th Floor, No. 20, Hakdong-ro 24-gil, Gangnam-gu, Seoul 06157, Republic of Korea	0	0%	General Director / Legal Representative
VI.	**Ms. Nguyen Thi Thanh Huyen**		**Head of the Supervisory Board**					**221,860**	**0.025%**	-
1	Nguyen Doan Duc							0	0%	Father
2	Tran Thi Thanh Xuan							0	0%	Mother
3	Ngo Ba Duy							0	0%	Husband
4	Ngo Duy Ho							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	Pham Thi Uyen							0	0%	Mother-in-law
6	Nguyen Thu Huong							0	0%	Younger sister
7	Vu Van Dang							0	0%	Brother-in-law
8	Ngo Doan Khiem							0	0%	Son
9	Ngo Gia Linh							0	0%	Daughter
10	SCG Construction Group Joint Stock Company			0108704763	April 17, 2019	Department of Planning and Investment of Ha Noi City	8th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Member of the Supervisory Board
11	Sunshine AM Joint Stock Company			0108440863	September 20, 2018	Department of Planning and Investment of Ha Noi City	4th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem	0	0%	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
							Ward, Ha Noi City, Viet Nam			
12	Xuan Dinh Construction Investment Joint Stock Company			0107565644	September 15, 2016	Department of Planning and Investment of Ha Noi City	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Head of the Supervisory Board
13	S-Homes Real Estate Investment and Business Joint Stock Company			0107069847	October 28, 2015	Department of Planning and Investment of Ha Noi City	10th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Head of the Supervisory Board
14	KS Group Joint Stock Company			0109432720	November 25, 2020	Department of Planning and Investment of Ha Noi City	2nd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem	5,000	0.00056%	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
							Ward, Ha Noi City, Viet Nam			
VII.	**Ms.Do Ngoc Anh**		**Member of the Supervisory Board**					**24,010**	**0.0027%**	-
1.	Le Thi Hue							0	0%	Mother
2.	Dao Thi Hanh							0	0%	Mother-in-law
3.	Do Tuan Anh							0	0%	Brother
4.	Nguyen Thi Le Huyen							0	0%	Sister-in-law
5.	Le Ngoc Quynh							0	0%	Husband
6.	Le Ngoc Bao Tran			Minor				0	0%	Daughter
7.	Le Ngoc Kieu Anh			Minor				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
8.	Sunshine Marina Nha Trang Joint Stock Company			0106212815	June 24, 2013	Department of Planning and Investment of Ha Noi City	Plot No. 23, Lot D3A.3, 18.6-ha Auction Area, Phu Thuong Ward, Tay Ho District, Ha Noi City, Viet Nam.	0	0%	Chief Accountant
9.	Diamond Westlake Investment Company Limited			0108321584	June 11, 2018	Department of Planning and Investment of Ha Noi City	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Chief Accountant.
10.	K8-Starlake Investment Company Limited			0108853814	August 2, 2019	Department of Planning and Investment of Ha Noi City	12th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Chief Accountant.
11.	Fulland Real Estate Joint			0108307893	June 2, 2018	Department of Planning and	9th Floor, Sunshine	0	0%	Chief Accountant.

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					Investment of Ha Noi City	Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam			
12.	SmartMind Securities Joint Stock Company			0304763878	December 28, 2006	Department of Planning and Investment of Ha Noi City	1st Floor and 6th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Member of the Supervisory Board.
VIII	**Ms. Vu Thi Thuy Nga**		**Member of the Supervisory Board**					**0**	**0%**	-
1	Vu Thi Thoan							0	0%	Mother
2	Doan Van Tien							0	0%	Husband

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	Doan Thanh Son			Minor				0	0%	Son
4	Doan Thanh Long			Minor				0	0%	Son
5	Vu Xuan Tuyen							0	0%	Older brother
6	Tran Thi Hoa							0	0%	Sister-in-law
7	Vu Thi Vy							0	0%	Older sister
8	Nguyen Vu Xuan							0	0%	Brother-in-law
9	Vu Xuan Ky							0	0%	Older brother
10	Nguyen Thi Xoa							0	0%	Sister-in-law
11	Thieu Thi Nguu							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
IX.	**Cao Phi Hung**		**Deputy General Director**					**0**	**0%**	-
1.	Cao Van Binh							0	0%	Father
2.	Pham Thi Xuyen							0	0%	Mother
3.	Nguyen Thi Hong Van							0	0%	Wife
4.	Cao Tue Nhi			Minor				0	0%	Daughter
5.	Nguyen Duc Rao							0	0%	Father-in-law
6.	Dang Thi Son							0	0%	Mother-in-law
7.	Cao Hong Hanh							0	0%	Elder Sister
8.	Cao Van Cuong							0	0%	Elder Brother
9.	Phung Duc Tuong							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
10.	Do Thu Hang							0	0%	Sister-in-law
11.	Ode Media And Entertainment Group Joint Stock Company			0107602021	October 18, 2016	Department of Planning and Investment of Ha Noi City	4th Floor, Sunshine Center Building, No. 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam.	0	0%	Member of the Board of Directors
X.	**Mr. Le Van Nho**		**Deputy General Director**					**0**	**0%**	-
1.	Le Van Nguyet							0	0%	Father
2.	Le Thi Hoa							0	0%	Mother
3.	Ha Thi Phuong							0	0%	Wife
4.	Le Tran Duc							0	0%	Son
5.	Le Anh Quon							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
6.	Le Bao Ngoc			Minor				0	0%	Daughter
7.	Ha Van Lap							0	0%	Father-in-law
8.	Vu Thi Nam							0	0%	Mother-in-law
9.	Le Van Duyet							0	0%	Older Brother
10	Nguyen Thi Thuy							0	0%	Sister-in-law
XI.	**Mr. Nguyen Thanh Hung**		**Deputy General Director**					**0**	**0%**	-
1.	Nguyen Hoài Thu							0	0%	Wife
2.	Nguyen Van Tin							0	0%	Father-in-law
3.	Dang Thi Xuan Phuong							0	0%	Mother-in-law
4.	Nguyen Thi Le Chi							0	0%	Elder 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
5.	Nguyen Hoai Thanh							0	0%	Brother-in-law
6.	Nguyen Nam Khanh							0	0%	Son
7.	Nguyen Khanh Ha							0	0%	Daughter
8.	Nguyen Hà An			Minor				0	0%	Daughter
9.	Dynamic Innovation Company Limited			0314269019	March 7, 2017	Department of Planning and Investment of Ho Chi Minh City	Commercial Area No. S1.A2.01.02, 1st Floor, Tower S1, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Viet Nam	0	0%	Deputy General Director
10.	S-Decoro Joint Stock Company			0109383914	October 20, 2020	Department of Planning and Investment of Ha Noi City	3rd Floor, Sunshine Center Building, 16 Pham Hung	0	0%	Member of the Board of Directors / 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
							Street, Tu Liem Ward, Ha Noi City, Viet Nam			Major Shareholder
XII.	**Mr. Dinh Chi Hieu**		**Deputy General Director**					**0**	**0%**	-
1	Dinh Van Viet							0	0%	Father
2	Do Thi Tinh							0	0%	Mother
3	Pham Minh Hien							0	0%	Wife
4	Dinh Nam Son							0	0%	Son
5	Dinh Thu Giang							0	0%	Daughter
6	Dinh Van Trung							0	0%	Elder Brother
7	Pham Khac Hien							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
8	Doan Thi Minh Nguyet							0	0%	Mother-in-law
9	Unicloud Technology Investment Joint Stock Company			0109656689	June 2, 2021	Department of Planning and Investment of Ha Noi City	6th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	General Director
10	Vietnet Technology And Investment Joint Stock Company			0107920095	July 17, 2017	Department of Planning and Investment of Ha Noi City	11th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Deputy Director
11	Unicloud Technology Group Joint Stock Company			0107432651	May 12, 2016	Department of Planning and Investment of Ha Noi City	10th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem	0	0%	General Director / Chairman 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
							Ward, Ha Noi City, Viet Nam			
12	IDEAS Viet Nam Technology And Software Joint Stock Company			0106061274	December 13, 2012	Department of Planning and Investment of Ha Noi City	10th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Major Shareholder
13	ODE Media And Entertainment Group Joint Stock Company			0107602021	October 18, 2016	Department of Planning and Investment of Ha Noi City	4th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Chairman of the Board of Directors
14	NOBLE Technology & Finance Group Joint Stock Company			0110657366	March 21, 2024	Department of Planning and Investment of Ha Noi City	Unit S-03, Sunshine Golden River Building – CT02A, Nam Thang Long Urban Area, Phase 3, Phu	0	0%	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
							Thuong Ward, Ha Noi City, Viet Nam.			
XIII.	**Mr. Nguyen Xuan Anh**		**Deputy General Director**					**10**	**0.0000011%**	-
1.	Nguyen Xuan Thuc							0	0%	Father
2.	Le Thi Mien							0	0%	Mother
3.	Nguyen Xuan Quang							0	0%	Older brother
4.	Nguyen Thi Thanh Ha							0	0%	Sister-in-law
5.	Nguyen Thi Mai Anh							0	0%	Younger sister
6.	Nguyen Thi Mai Lien							0	0%	Wife
7.	Nguyen Tue An			Minor				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
8.	Nguyen Thai Uyen			Minor				0	0%	Son
9.	Nguyen Van Nghia							0	0%	Father-in-law
10.	Pham Thi Cuc							0	0%	Mother-in-law
11.	VNE Sunshine Investment, Trade And Construction Development Joint Stock Company			0109187797	May 19, 2020	Ha Noi Department of Planning and Investment	Villa LP4-SL50, Lot TT116-8, Southeastern Land Area, Urban Area, An Khanh Commune, Ha Noi City, Viet Nam.	88,744	0.01%	Member of the Board of Directors / Major Shareholder
12.	Sunshine Homes Development Joint Stock Company			0106784499	March 9, 2015	Department of Planning and Investment of Ha Noi City	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Chairman 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
13.	Xuan La Construction Investment Joint Stock Company			0107565651	September 15, 2016	Department of Planning and Investment of Ha Noi City	4th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Authorized Representative for Management of Shares
14.	Hung Thinh Phat Housing Investment Company Limited			0108325719	June 14, 2018	Department of Planning and Investment of Ha Noi City	11th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Company Chairman / Authorized Representative for Management of Capital Contribution
15.	Anh Duong Star Joint Stock Company			0101358793	April 9, 2003	Department of Planning and Investment of Ha Noi City	SH02-02, R2 Building of Sunshine Riverside Project, Lot CT03A-CT in CT03 Block, Nam Thang Long Urban Area, Phu Thuong Ward,	0	0%	Authorized Representative for Management of Shares

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
							Ha Noi City, Viet Nam.			
16.	Long Bien Construction Investment Joint Stock Company			0108715437	April 24, 2019	Department of Planning and Investment of Ha Noi City	Administration Building, Lot CT7, Nguyen Lam Street, Phuc Loi Ward, Ha Noi City, Viet Nam.	0	0%	Authorized Representative for Management of Shares
17.	Sunshine Tay Ho Joint Stock Company			0108268436	May 09, 2018	Department of Planning and Investment of Ha Noi City	12th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City	0	0%	Chairman of the Board of Directors / Authorized Representative for Management of Shares
XIV.	**Ms. Nguyen Thi Thanh Ngoc**		**Deputy General Director**					**0**	**0%**	-
1.	Nguyen Mau Dan			Loss of ID card				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.	Bui Thi Kim Thanh			Loss of ID card				0	0%	Mother
3.	Nguyen Chuong Phu			Loss of ID card				0	0%	Father-in-law
4.	Nguyen Thi Thanh Nhan			Loss of ID card				0	0%	Mother-in-law
5.	Nguyen Hong Thang							0	0%	Husband
6.	Nguyen Manh Viet							0	0%	Older brother
7.	Nguyen Thu Phuong							0	0%	Younger sister
8.	Nguyen Ngoc Mai			Minor			.	0	0%	Daughter
9.	Nguyen Quang Nam			Minor			.	0	0%	Son
XV.	**Mr. Ho Duc Viet**	**047C007942**	**Chief accountant, person authorized to**					**479,060**	**0.053%**	-

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
			disclose information							
1	Ho Duc Huu							0	0%	Father
2	Vu Thi Nhan							0	0%	Mother
3	Ho Ngoc Duc							0	0%	Older Brother
4	Ho Thi Binh							0	0%	Older sister
5	Ho Thi Cuc							0	0%	Older sister
6	Le Van Hieu							0	0%	Brother-in-law
7	Le Thi Thuy Linh							10	0.0000011%	Wife
8	Le Van Huynh							0	0%	Father-in-law
9	Vu Thi Nhi							0	0%	Mother-in-law
10	Ho Viet Hung			Minor				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
11	Ho Anh Duong			Minor				0	0%	Daughter
12	Ho Kim Ngan			Minor				0	0%	Daughter
13	SCG Construction Group Joint Stock Company			0108704763	April 17, 2019	Department of Planning and Investment of Ha Noi City	8th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Member of the Board of Directors
XVI.	**Ms. Nguyen Thi Xuan My**		**Person in charge of corporate governance**					**221,860**	**0.025%**	-
1	Nguyen Van Ung							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	Vu Thi Hue							0	0%	Mother
3	Nguyen Van Thuong							0	0%	Brother
4	Do Thi Ha Van							0	0%	Sister-in-law
5	Hua Thai Anh							0	0%	Husband
6	Hua Van Thanh							0	0%	Father-in-law
7	Do Thi Hoa							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
8	Hua Gia Hung			Minor				0	0	Son
9	SCG Construction Group Joint Stock Company			0108704763	April 17, 2019	Ha Noi City Department of Planning and Investment	8th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Viet Nam	0	0%	Person In Charge Of Corporate Governance

10. Transactions of internal persons and affiliated persons with shares of the company:

No.	Transaction Executor	Relationship with Internal Person	Number of shares held at the beginning of the period		Number of shares held at the end of the period		Reason for increase/decrease (purchase, sale, conversion, bonus, etc.)
			Number of share	*Percentage*	*Number of share*	*Percentage*	
1	Mr. Do Anh Tuan	Mr. Do Anh Tuan is the Chairman of the Board of Directors / Major Shareholder / Legal Representative, and is also the elder brother of Mr. Do Van Truong, a Member of the Board of Directors.	162,721,860	54.24%	552,721,860	61.43%	Swapped SSH shares for KSF shares under the Company's issuance of KSF shares to accquire SSH shares via public tender offer
2	Mr. Do Van Truong	Mr. Do Van Truong is a Member of the Board of Directors and is also the younger brother of Mr. Do Anh Tuan, the Chairman of the Board of Directors / Major Shareholder / Legal Representative.	221,860	0.074%	36,221,860	4.03%	Swapped SSH shares for KSF shares under the Company's issuance of KSF shares to accquire SSH shares via public tender offer
3	Ms. Do Thi Hong Nhung	Ms. Do Thi Hong Nhung is the younger sister of Mr. Do Anh Tuan – Chairman of the Board of Directors / Major Shareholder / Legal Representative of Sunshine Group Joint Stock Company, and also the younger sister of Mr. Do Van Truong – Member of the Board of Directors.	221,860	0.074%	6,221,860	0.69%	Swapped SSH shares for KSF shares under the Company's issuance of KSF shares to accquire SSH shares via public tender offer

No.	Transaction Executor	Relationship with Internal Person	Number of shares held at the beginning of the period		Number of shares held at the end of the period		Reason for increase/decrease (purchase, sale, conversion, bonus, etc.)
			Number of share	*Percentage*	*Number of share*	*Percentage*	
4	Mr. Vu Le Hieu	Independent Member of the Board of Directors	88,744	0.030%	100,744	0.011%	Swapped SSH shares for KSF shares under the Company's issuance of KSF shares to accquire SSH shares via public tender offer
5	Ms. Do Ngoc Anh	Member of the Supervisory Board	10	0.0000033%	24,010	0.0027%	Swapped SSH shares for KSF shares under the Company's issuance of KSF shares to accquire SSH shares via public tender offer
6	Mr. Ho Duc Viet	Chief Accountant / Authorized Person for Information Disclosure	455,060	0.152%	479,060	0.053%	Swapped SSH shares for KSF shares under the Company's issuance of KSF shares to accquire SSH shares via public tender offer

No.	Transaction Executor	Relationship with Internal Person	Number of shares held at the beginning of the period		Number of shares held at the end of the period		Reason for increase/decrease (purchase, sale, conversion, bonus, etc.)
			Number of share	*Percentage*	*Number of share*	*Percentage*	
7	KS Group Joint Stock Company	Mr. Do Van Truong is the authorized representative of the capital contribution of the major shareholder – Sunshine Group Development Joint Stock Company – at KS Group Joint Stock Company, and is also a Member of the Board of Directors of Sunshine Group Joint Stock Company. Ms. Nguyen Thi Thanh Huyen is the Head of the Supervisory Board of both KS Group Joint Stock Company and Sunshine Group Joint Stock Company. Mr. Do Anh Tuan exercises indirect control.	0	0%	5,000	0.00056%	Purchase
8	Mr. Nguyen Thanh Hung	Deputy Chief Executive Officer	221,860	0.074%	0	0%	Sale

IX. Other significant issues: None.

CHAIRMAN OF THE BOARD OF DIRECTORS



DO ANH TUAN

Recipients:
- *As addressed;*
- *Archived: AD.*