

SCG CONSTRUCTION GROUP JOINT STOCK COMPANY
(Formerly SCG Construction Joint Stock Company)
(Incorporated in the Socialist Republic of Vietnam)

CONSOLIDATED FINANCIAL STATEMENTS

For the Third Quarter of 2025



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CONSOLIDATED BALANCE SHEET

As at 30 Sep 2025

Unit: VND

ASSETS	Codes	Notes	As at 30 Sep 2025	As at 1 Jan 2025
A. CURRENT ASSETS	100		10,101,844,366,454	6,988,808,528,333
I. Cash	110		6,414,311,220	78,072,128,418
1. Cash	111	4	6,414,311,220	78,072,128,418
II. Short-term receivables	130		8,991,251,989,753	6,162,443,058,134
1. Short-term trade receivables	131	5	3,676,498,738,834	2,846,453,370,349
2. Short-term advances to suppliers	132	6	2,565,385,017,448	2,240,901,665,306
3. Short-term loan receivables	135	7	2,573,650,000,000	950,845,000,000
4. Other short-term receivables	136	8	175,718,233,471	124,243,022,479
III. Inventories	140	9	1,103,233,076,844	731,440,974,940
1. Inventories	141		1,115,744,178,096	742,727,856,135
2. Provision for devaluation of	149		(12,511,101,252)	(11,286,881,195)
IV. Other short-term assets	150		944,988,637	16,852,366,841
1. Short-term prepayments	151	10	528,268,640	155,482,597
2. Value added tax deductibles	152		416,719,997	16,696,884,244
B. NON-CURRENT ASSETS	200		1,511,456,065,942	1,512,741,375,763
I. Long-term receivables	210		1,500,000,000,000	1,500,000,000,000
1. Long-term advances to suppliers	212	6	1,500,000,000,000	1,500,000,000,000
II. Fixed assets	220		6,203,979,806	6,351,897,498
1. Tangible fixed assets	221	11	5,120,804,647	6,109,493,213
- Cost	222		15,509,151,195	15,170,964,562
- Accumulated depreciation	223		(10,388,346,548)	(9,061,471,349)
2. Intangible assets	227	12	1,083,175,159	242,404,285
- Cost	228		2,868,594,000	1,824,000,000
- Accumulated amortisation	229		(1,785,418,841)	(1,581,595,715)
III. Long-term assets in progress	240		780,588,778	780,588,778
1. Construction in progress	242		780,588,778	780,588,778
IV. Other long-term assets	260		4,471,497,358	5,608,889,487
1. Long-term prepayments	261	10	4,298,616,529	5,436,008,658
2. Deferred tax assets	262		172,880,829	172,880,829
TOTAL ASSETS (270=100+200)	270		11,613,300,432,396	8,501,549,904,096

CONSOLIDATED BALANCE SHEET (Continued)

As at 30 Sep 2025

Unit: VND

RESOURCES	Codes	Notes	As at 30 Sep 2025	As at 1 Jan 2025
C. LIABILITIES	300		10,075,842,464,494	7,142,008,121,025
I. Current liabilities	310		9,065,005,141,175	6,668,858,121,025
1. Short-term trade payables	311	13	1,090,368,850,233	1,066,933,207,764
2. Short-term advances from customers	312	14	2,119,699,348,368	293,738,927,658
3. Taxes and amounts payable to the	313	15	65,154,113,423	31,256,347,787
4. Payables to employees	314		16,811,972,201	24,309,846,506
5. Short-term accrued expenses	315	16	1,787,404,812,287	1,408,127,382,463
6. Other current payables	319	17	19,215,088,173	9,549,879,080
7. Short-term loans	320	18	3,966,350,956,490	3,834,942,529,767
II. Long-term liabilities	330		1,010,837,323,319	473,150,000,000
1. Long-term advances from customers	332	14	865,650,000,000	473,150,000,000
2. Long-term loans	338	19	145,187,323,319	-
D. EQUITY	400		1,537,457,967,902	1,359,541,783,071
I. Owner's equity	410	20	1,537,457,967,902	1,359,541,783,071
1. Owner's contributed capital	411		850,000,000,000	850,000,000,000
- Ordinary shares carrying voting rights	411a		850,000,000,000	850,000,000,000
2. Share premium	412		(149,600,000)	(149,600,000)
3. Retained earnings	421		674,698,915,302	496,468,697,981
- Retained earnings accumulated to the prior year end	421a		496,468,697,981	298,647,895,718
- Retained earnings of the current year	421b		178,230,217,321	197,820,802,263
4. Non-controlling interests	429		12,908,652,600	13,222,685,090
TOTAL RESOURCES (440=300+400)	440		11,613,300,432,396	8,501,549,904,096



Ngo Minh Doan
Preparer



Do Van Khai
Chief Accountant




Bui Van Tu
Chief Executive Officer

29 Oct, 2025

CONSOLIDATED INCOME STATEMENT*For the Third quarter of 2025 and the period from 01/01/2025 to 30/09/2025*

Unit: VND

			For the Third Quarter of 2025	For the Third Quarter of 2024	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
1. Gross revenue from goods sold	01	21	1,300,972,360,870	677,353,420,704	3,339,212,178,519	1,396,081,098,461
2. Net revenue from goods sold (10=01-02)	10		1,300,972,360,870	677,353,420,704	3,339,212,178,519	1,396,081,098,461
3. Cost of sales	11	22	1,205,045,278,463	616,736,427,701	3,037,935,403,750	1,247,399,706,428
4. Gross profit from goods sold (20=10-11)	20		95,927,082,407	60,616,993,003	301,276,774,769	148,681,392,033
5. Financial income	21	24	112,791,548,667	84,335,398,926	267,286,960,997	296,021,526,046
6. Financial expenses	22	25	95,486,499,322	80,778,633,717	282,060,202,989	248,673,725,134
- In which: Interest expense	23		94,727,502,694	80,027,512,683	279,663,931,708	246,436,689,642
7. Selling expenses	25		-	-	-	17,334,000
8. General and administration expenses	26	26	23,220,190,955	18,075,352,006	62,974,895,414	49,697,704,980
9. Operating profit (30=20+(21-22)-(25+26))	30		90,011,940,797	46,098,406,206	223,528,637,363	146,314,153,965
10. Other income	31		2,507,393,449	461,827,687	3,366,203,523	1,222,918,941
11. Other expenses	32		837,041,620	3,355,918,371	2,253,864,204	3,897,669,946
12. Profit/(loss) from other activities	40		1,670,351,829	(2,894,090,684)	1,112,339,319	(2,674,751,005)
13. Accounting profit before tax (50=30+40)	50		91,682,292,626	43,204,315,522	224,640,976,682	143,639,402,960
14. Current corporate income tax expense	51	27	19,571,388,077	6,080,284,844	46,724,791,851	14,613,263,930
15. Net profit after corporate income tax (60=50-51+52)	60		72,110,904,549	37,124,030,678	177,916,184,831	129,026,139,030
In which:						
Net profit after corporate income tax of the parent company			72,297,690,457	37,085,203,642	178,230,217,321	129,076,995,128
Net profit after corporate income tax of the non-controlling shareholders			(186,785,908)	38,827,036	(314,032,490)	(50,856,098)
16. Basic earnings per share	70	28	851	436	2,097	1,519



Ngo Minh Doan
Preparer



Do Van Khai
Chief Accountant



Bui Van Tu
Chief Executive Officer

29 Oct, 2025

CONSOLIDATED CASH FLOW STATEMENT

For the period from 01/01/2025 to 30/09/2025

Unit: VND

ITEMS	Codes	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1. Profit before tax	01	224,640,976,682	143,639,402,960
2. Adjustments for:			
Depreciation of fixed assets	02	1,530,698,325	1,642,554,906
Provisions	03	1,224,220,057	(62,698,364)
Gain from investing activities	05	(267,286,960,997)	(296,021,526,046)
Interest expense	06	279,663,931,708	246,436,689,642
3. Operating profit before movements in working capital	08	239,772,865,775	95,634,423,098
Changes in receivables	09	(1,198,523,474,184)	(414,806,668,324)
Changes in inventories	10	(373,016,321,961)	71,957,578,733
Changes in payables (excluding accrued loan interest and corporate income tax payable)	11	2,625,302,423,808	345,580,350,740
Changes in prepaid expenses	12	764,606,086	8,589,473,342
Interest paid	14	(275,107,846,716)	(251,143,573,443)
Corporate income tax paid	15	(19,344,707,224)	(29,290,980,851)
Net cash generated by/(used in) operating activities	20	999,847,545,584	(173,479,396,705)
II. CASH FLOWS FROM INVESTING ACTIVITIES			
1. Acquisition and construction of fixed assets and other long-term assets	21	(1,382,780,633)	(257,818,182)
2. Cash outflow for lending, buying debt instruments of other entities	23	(1,922,400,000,000)	(652,300,000,000)
3. Cash recovered from lending, selling debt instruments of other entities	24	299,595,000,000	432,347,881,000
4. Interest earned, dividends and profits received	27	276,086,667,809	426,543,941,282
Net cash (used in)/generated by investing activities	30	(1,348,101,112,824)	206,334,004,100
III. CASH FLOWS FROM FINANCING ACTIVITIES			
1. Proceeds from borrowings	33	1,657,417,466,158	161,104,883,338
2. Repayment of borrowings	34	(1,380,821,716,116)	(257,149,331,328)
Net cash generated by/(used in) financing activities	40	276,595,750,042	(96,044,447,990)
Net decreases in cash (50=20+30+40)	50	(71,657,817,198)	(63,189,840,595)
Cash at the beginning of the year	60	78,072,128,418	117,352,433,699
Cash at the end of the year (70=50+60)	70	6,414,311,220	54,162,593,104

Ngo Minh Doan
Preparer

Do Van Khai
Chief Accountant

Bui Van Tu
Chief Executive Officer

29 Oct, 2025

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

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

1. GENERAL INFORMATION**Structure of ownership**

SCG Construction Group Joint Stock Company (the "Company") was established as a joint stock company under the first Enterprise Registration Certificate No. 0108704763 dated 17 April 2019 issued by the Hanoi Authority for Planning and Investment with the 9th amendment dated 24 March 2025.

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

The number of employees as at 30 Sep 2025 was 578 (as at 31 December 2024: 504).

Operating activities

The Company's principal activities include:

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

Normal production and business cycle

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

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

The Company's structure

As at 30 Sep 2025, the Company has 1 representative office in Ho Chi Minh City and 2 subsidiaries.

The subsidiaries of the Company include:

STT	Name of subsidiaries	Place of incorporation and operation	Proportion of ownership rate (%)	Proportion of voting power held (%)	Principal activities
Direct subsidiary					
1.	Sunshine - Design Joint Stock Company	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	95%	95%	Architectural design, consulting
2.	S - Decoro Joint Stock Company	3rd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	90%	90%	Architectural activities and related technical consulting; commercial activities

2. ACCOUNTING CONVENTION AND ACCOUNTING PERIOD

Accounting convention

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

The consolidated financial statements are prepared on the basis of the consolidation of the Company's consolidated financial statements and the Company's subsidiaries financial statements.

Accounting period

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

This consolidated financial report is prepared for For the Third Quarter of 2025.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

Estimates

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

Basis of consolidation

The interim consolidated financial statements incorporate the financial statements of the Company and enterprises controlled by the Company (its subsidiaries) for quarter first year 2025. Control is achieved where the Company has the power to govern the financial and operating policies of an investee enterprise so as to obtain benefits from its activities.

The results of subsidiaries acquired or disposed of during the year are included in the consolidated income statement from the effective date of acquisition or up to the effective date of disposal, as appropriate.

Where necessary, adjustments are made to the financial statements of subsidiaries to bring the accounting policies used in line with those used by the Company.

Intragroup transactions and balances are eliminated in full on consolidation.

Non-controlling interests consist of the amount of those non-controlling interests at the date of the original business combination (see below) and the non-controlling interests' share of changes in equity since the date of the combination. Losses in subsidiaries are respectively attributed to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

Business combinations

On acquisition, the assets and liabilities and contingent liabilities of a subsidiary are measured at their fair values at the date of acquisition. Any excess of the cost of acquisition over the fair values of the identifiable net assets acquired is recognized as goodwill. Any deficiency of the cost of acquisition below the fair values of the identifiable net assets acquired is credited to the consolidated profit and loss in the period of acquisition.

The non-controlling interests are initially measured at the non-controlling shareholders' proportion of the net fair value of the assets, liabilities, and contingent liabilities recognized.

Cash

Cash comprises cash on hand and bank demand deposits.

Financial investments

Loan receivables

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

Receivables

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

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

Inventories

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

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

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

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

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

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

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less accumulated depreciation.

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

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

	Years
Buildings and structures	6
Machinery and equipment	3 - 10
Motor vehicles	6 - 10

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

Intangible assets and amortisation

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

Operating lease

Leases where substantially all the rewards and risks of ownership of assets remain with the leasing company are accounted for as operating leases. Rentals payable under operating leases are charged to the interim consolidated income statement on a straight-line basis over the term of the relevant lease. Benefits received and receivable as an incentive to enter into an operating lease are also spread on a straight-line basis over the lease term.

Prepayments

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

Prepayments mainly include office rental fee, costs of tools and equipment for construction, office renovation and repair costs, other tools and equipment costs which are amortized to the project value for a period not exceeding the expected project implementation period, and other costs arising in the course of production and business activities of the Company and its subsidiaries which are expected to bring future economic benefits to the Company and its subsidiaries. These expenditures have been capitalized as prepayments and are allocated in the interim consolidated income statement using the straight-line method in accordance with the prevailing accounting regulations.

Straight bond issued

Bonds are issued as long-term borrowings.

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

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

Revenue recognition

Construction contract

Construction contract revenue and costs are recognised as follows:

The outcome of a construction contract can be estimated reliably and is accepted by the customers, revenue and costs are recognised by reference to the stage of completion of the contract activity accepted by the customers in the period.

Revenue from sale of goods and service rendered

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

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

Revenue of a transaction involving the rendering of services is recognised when the outcome of such transactions can be measured reliably. Where a transaction involving the rendering of services is

attributable to several periods, revenue is recognised in each period by reference to the percentage of completion of the transaction at the consolidated balance sheet date of that period. The outcome of a transaction can be measured reliably when all four (4) following conditions are satisfied:

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

Financial income

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

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

Borrowing costs

Borrowing costs are recognised in the interim income statement in the period when incurred unless they are capitalised in accordance with Vietnamese Accounting Standard No. 16 "Borrowing costs" and Circular No. 200/2014/TT-BTC dated 22 December 2014 on guidelines for accounting regime for enterprises. Accordingly, borrowing costs to serve the construction of works and assets for customers, including the case of separate loans which are not capitalized into the value of construction works. Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the cost of those assets. For specific borrowings for the purpose of construction of fixed assets and investment properties, borrowing costs are capitalised even when the construction period is under 12 months.

Taxation

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

The tax currently payable is based on taxable profit for the period. Taxable profit differs from profit before tax as reported in the consolidated income statement because it excludes items of income or expense that are taxable or deductible in other periods and it further excludes items that are never taxable or deductible.

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

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

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

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

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

4. CASH

	As at 30 Sep 2025	As at 1 Jan 2025
	VND	VND
Cash	6,414,311,220	78,072,128,418
Cash on hand	197,920,831	1,560,654,389
Bank demand deposits	6,216,390,389	76,511,474,029
	6,414,311,220	78,072,128,418

5. SHORT-TERM TRADE RECEIVABLES

	As at 30 Sep 2025	As at 1 Jan 2025
	VND	VND
a. Short-term trade receivables		
Saigon Sunshine Group Joint Stock Company	895,333,465,338	973,152,892,612
New Century Investment Trading Company Limited	355,836,154,852	121,330,572,330
Vir Investment Trading Company Limited	287,511,856,048	-
JH Company Limited	428,060,360,689	516,965,499,945
An Hung Real Estate Trading and Services Company Limited	178,831,622,860	720,962,630,956
Hemera Real Estate Investment Company	119,546,552,713	-
Other	1,411,378,726,334	514,041,774,506
	3,676,498,738,834	2,846,453,370,349
In which:		
b. Receivables from major related parties (Details stated in Note 29)	1,231,643,351,536	1,111,869,333,977

6. SHORT-TERM ADVANCES TO SUPPLIERS

	As at 30 Sep 2025	As at 1 Jan 2025
	VND	VND
a. Short-term advance to suppliers		
Vietnam Real Estate Investment and Construction Company Limited	426,200,000,000	426,200,000,000
Kinh Bac Real Estate Business Joint Stock Company	158,682,408,655	641,714,607,885
Dai Hung Thinh Real Estate Investment Joint Stock Company	380,000,000,000	380,000,000,000
Other	1,600,502,608,793	792,987,057,421
	2,565,385,017,448	2,240,901,665,306
In which:		
Short-term advance to major related parties (Details stated in Note 29)	167,111,912,674	644,637,036,143
b. Long-term advance payments to sellers		
V-Pro Construction Joint Stock Company	607,187,000,000	607,187,000,000
Northern Infrastructure Investment and Construction Company Limited	500,000,000,000	500,000,000,000
Hoang An Construction Investment and Trading Company Limited	392,813,000,000	392,813,000,000
	1,500,000,000,000	1,500,000,000,000

7. LOAN RECEIVABLES

	As at 30 Sep 2025	As at 1 Jan 2025
	VND	VND
a. Short-term loan receivables		
Truong Minh Construction and Development Company Limited (i)	292,300,000,000	292,300,000,000
Hanoi Lighting Technology Limited Liability Company (ii)	200,000,000,000	200,000,000,000
Dai Phat Real Estate Investment and Business Limited Liability Company (iii)	160,000,000,000	160,000,000,000
Duong Van Company Limited (iv)	650,000,000,000	-
King Square Company Limited (v)	591,000,000,000	-
Great Point Construction Company Limited (vi)	135,000,000,000	-
Golden Great Trading Company Limited (vii)	484,000,000,000	-
Hon Ngoc Viet Trading and Service Company Limited (viii)	61,350,000,000	-
An Hung Real Estate Trading and Services Company Limited	-	162,000,000,000
Duc Tu Real Estate Company Limited	-	75,000,000,000
VietHome House Company Limited	-	61,545,000,000
	2,573,650,000,000	950,845,000,000

- (i) Reflects an unsecured loan to Truong Minh Construction and Development Company Limited, under Loan Contract No. 3101/2024/HDCV/SCG-TM dated 31 January 2024 and the Appendix No. 01 dated 30 November 2024 to serve the borrower's business demand with a fixed loan interest rate of 9%/year for 12 months, the late payment penalty is 150% of the current loan interest rate. The loan matures on 31 December 2025. Loan interest and the principal shall be collected upon maturity or the date of early contract termination, as appropriate.
- (ii) Reflects an unsecured loan to Hanoi Lighting Technology Company Limited under Loan Contract No. 0107/2024/HDCV/SCG-CSHN dated 01 July 2024 and the Appendix No. 01 dated 30 November 2024 to serve the borrower's business demand with a fixed loan interest rate is 9%/year for 12 months, the late payment penalty is 150% of the current loan interest rate. The loan matures on 31 December 2025. Loan interest and the principal shall be collected upon maturity or the date of early contract termination, as appropriate.
- (iii) Reflects an unsecured loan Dai Phat BDS Investment and Trading Company Limited under Loan Contract No. 0307/2024/HDCV/SCG-DP dated 03 July 2024 and the Appendix No. 01 dated 30 November 2024 to serve the borrower's business demand with a fixed loan interest rate is 9%/year for 12 months, the late payment penalty is 150% of the current loan interest rate. The loan matures on 31 December 2025. Loan interest and the principal shall be collected upon maturity or the date of early contract termination, as appropriate.
- (iv) Reflects the unsecured loan granted to Duong Van One Member Company Limited under loan Contract No. 2606/2025/HDCV/SCG-DV dated 26 June 2025 to serve the borrower's business demand with a fixed loan interest rate of 9.5%/year fixed for 45 days, the late payment penalty is 150% of the current loan interest rate. The loan matures on 10 August 2025. Loan interest and the principal shall be collected upon maturity or the date of early contract termination, as appropriate.
- (v) Reflects the unsecured loan granted to King Square Company Limited under loan Contract No. 2606/2025/HDCV/SCG-KQ dated 26 June 2025 to serve the borrower's business demand with a fixed loan interest rate of 9.5%/year fixed for 40 days, the late payment penalty is 150% of the current loan interest rate. The loan matures on 05 August 2025. Loan interest and the principal shall be collected upon maturity or the date of early contract termination, as appropriate.
- (vi) Reflects the unsecured loan to Golden Great Trading Company Limited under loan Contract No. 3006/2025/HDCV/SCG-GG dated 30 June 2025 to serve the borrower's business demand with a fixed loan interest rate of 9.5%/year fixed for 40 days, the late payment penalty is 150% of the current loan interest rate. The loan matures on 09 August 2025. Loan interest and the principal shall be collected upon maturity or the date of early contract termination, as appropriate.
- (vii) Reflects the unsecured loan granted to Great Point Construction Company Limited under loan Contract No. 3006/2025/HDCV/SCG-GP dated 30 June 2025 to serve the borrower's business demand with a fixed loan interest rate of 9.5%/year fixed for 40 days, the late payment penalty is 150% of the current loan interest rate. The loan matures on 09 August 2025. Loan interest and the principal shall be collected upon maturity or the date of early contract termination, as appropriate
- (viii) Reflects an unsecured loan from S-Decoro Joint Stock Company - a subsidiary of the Company - to Hon Ngoc Viet Trading & Service Company Limited, according to Loan Contract No. 01.2025/HDVV/SDECORO-HNV dated 07 Mar 2025 to serve the borrower's business demand with a loan interest rate of 9%/year, the late payment penalty is 150% of the current loan interest rate, the term extended by 12 months from the first disbursement date. Loan interest and the principal shall be collected upon maturity or the date of early contract termination, as appropriate.

8. OTHER SHORT-TERM RECEIVABLES

	As at 30 Sep 2025	As at 1 Jan 2025
	VND	VND
a. Other short-term receivables		
Accrued interest	153,064,499,902	118,212,883,520
- <i>Loan interest</i>	132,134,731,504	74,561,560,326
- <i>Advance interest on construction contracts</i>	20,929,768,398	43,651,323,194
Advances for officials and employees	19,788,185,532	3,909,528,230
Other receivables	2,865,548,037	2,120,610,729
	175,718,233,471	124,243,022,479
In which:		
b. Other short-term receivables from major related parties	15,499,097,166	24,317,613,604
(Details stated in Note 29)		

9. INVENTORIES

	As at 30 Sep 2025		As at 1 Jan 2025	
	VND		VND	
	Cost	Provision	Cost	Provision
Work in progress (i)	1,098,356,777,181	(12,511,101,252)	725,335,521,129	(11,286,881,195)
Merchandise	17,387,400,915	-	17,392,335,006	-
	1,115,744,178,096	(12,511,101,252)	742,727,856,135	(11,286,881,195)

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

	As at 30 Sep 2025	As at 1 Jan 2025
	VND	VND
Sunshine Crystal River - CT01 Project	184,360,381,530	144,841,991,054
Dan Phuong Project (Noble Capital Tay Thang Long)	158,379,844,148	78,302,335,827
Royal Capital Project	106,764,069,006	66,924,830,569
Noble Capital Tay Ho Project (IB29)	34,008,196,672	61,449,438,470
Phu Thuan High-rise Residential Area (E2) Project	35,238,195,285	41,756,854,219
Sunshine Empire Project	123,014,552,446	71,588,892,986
Others	456,591,538,094	260,471,178,004
	1,098,356,777,181	725,335,521,129

10. LONG-TERM PREPAYMENTS

	As at 30 Sep 2025	As at 1 Jan 2025
	VND	VND
a. Short term		
Other tools, equipments	528,268,640	155,482,597
	528,268,640	155,482,597
b. Long term		
Tools, equipments for construction	3,979,922,371	4,972,262,005
Other tools, equipments	318,694,158	463,746,653
	4,298,616,529	5,436,008,658

11. INCREASES, DECREASES IN TANGIBLE FIXED ASSETS

	Buildings and structures	Machinery and equipment	Motor vehicles	Total
	VND	VND	VND	VND
COST				
Opening balance	416,000,000	7,907,755,471	6,847,209,091	15,170,964,562
Additions in the period	-	338,186,633	-	338,186,633
Closing balance	416,000,000	8,245,942,104	6,847,209,091	15,509,151,195
ACCUMULATED DEPRECIATION				
Opening balance	348,903,239	5,443,274,275	3,269,293,835	9,061,471,349
Charge for the period	52,000,002	716,626,626	558,248,571	1,326,875,199
Closing balance	400,903,241	6,159,900,901	3,827,542,406	10,388,346,548
NET BOOK VALUE				
Opening balance	67,096,761	2,464,481,196	3,577,915,256	6,109,493,213
Closing balance	15,096,759	2,086,041,203	3,019,666,685	5,120,804,647

12. INCREASES, DECREASES IN TANGIBLE FIXED ASSETS

	Website
	VND
COST	
Opening balance	1,824,000,000
Disposals	1,044,594,000
Closing balance	2,868,594,000
ACCUMULATED AMORTISATION	
Opening balance	1,581,595,715
Charge for the year	203,823,126
Closing balance	1,785,418,841
NET BOOK VALUE	
Opening balance	242,404,285
Closing balance	1,083,175,159

13. SHORT-TERM TRADE PAYABLES

	As at 30 Sep 2025		As at 1 Jan 2025	
	VND		VND	
	Amount	Amount able to be paid off	Amount	Amount able to be paid off
a. Short-term trade payables				
Fountech Joint Stock Company	49,621,763,065	49,621,763,065	16,648,437,454	16,648,437,454
Eurowindow Joint Stock Company	72,392,219,030	72,392,219,030	85,625,941,998	85,625,941,998
S-Manpower Trading Company Limited	6,193,964,225	6,193,964,225	229,815,835,444	229,815,835,444
Others	962,160,903,913	962,160,903,913	734,842,992,868	734,842,992,868
	1,090,368,850,233	1,090,368,850,233	1,066,933,207,764	1,066,933,207,764
In which:				
b. Short-term trade payables to major related parties (Details stated in Note 29)	27,319,887,217	27,319,887,217	32,399,814,640	32,399,814,640

14. SHORT-TERM ADVANCES FROM CUSTOMERS

	As at 30 Sep 2025	As at 1 Jan 2025
	VND	VND
a. Short-term Advances from customers		
Sunshine E&C Construction Joint Stock Company	4,260,869,787	9,362,316,646
Thu Duc Infrastructure Development Investment Joint Stock Company	133,634,237,003	149,000,000,000
S-HOMES Real Estate Investment and Business Joint Stock Company	-	52,235,893,802
Northern Infrastructure Investment and Construction Company Limited	1,875,000,000,000	-
Others	106,804,241,578	83,140,717,210
	2,119,699,348,368	293,738,927,658
In which:		
Short-term advances from customers from major related parties (Details stated in Note 29)	30,828,362,747	63,497,840,303
b. Long-term advances from customer		
Truong Giang Construction Architecture Company Limited	473,150,000,000	473,150,000,000
Sunshine Marina Nha Trang Joint Stock Company	392,500,000,000	-
	865,650,000,000	473,150,000,000
In which:		
Long-term advances from major related parties (Details stated in Note 29)	392,500,000,000	473,150,000,000

15. TAXES AND AMOUNTS PAYABLE TO THE STATE BUDGET

	As at 1 Jan 2025	Payable during the year	Paid/Offets during the year	As at 30 Sep 2025
	VND	VND	VND	VND
Value added tax	1,586,417,063	307,324,972,263	300,543,262,624	8,368,126,702
VAT must be paid on imported goods	-	22,865,300	22,865,300	-
Import and export tax	-	754,402	754,402	-
Corporate income tax	26,456,009,546	46,724,791,851	19,344,707,224	53,836,094,173
Personal income tax	3,213,921,178	8,168,412,832	9,232,739,533	2,149,594,477
Other taxes, fees and duties	-	1,303,893,106	503,595,035	800,298,071
	31,256,347,787	363,545,689,754	329,647,924,118	65,154,113,423

16. SHORT-TERM ACCRUED EXPENSES

	As at 30 Sep 2025	As at 1 Jan 2025
	VND	VND
Accrual for construction works (i)	1,787,404,812,287	1,408,127,382,463
In which:		
Phuc Tho Sunshine Heritage Project	206,222,653,701	200,313,000,000
Hon Rom Hill luxury villa and resort Project	130,000,000,000	130,000,000,000
Dan Phuong Project (Noble Capital Tay Thang Long)	279,732,791,075	103,627,664,000
E2 Diaphragm wall piles Project	133,000,000,000	133,000,000,000
Royal Capital Project	81,616,528,541	30,408,666,587
Sunshine Green Iconic Project	68,482,263,219	137,648,614,560
Sunshine Crystal River - Thấp tầng (CT01)	215,582,783,535	299,010,136,998
Accrued expense for other projects, works	672,767,792,216	374,119,300,318
	1,787,404,812,287	1,408,127,382,463

(i) The accrued expenses for construction projects refer to the provision for costs incurred corresponding to the work items and project components that have been inspected and accepted during the period.

17. OTHER CURRENT PAYABLES

	As at 30 Sep 2025	As at 1 Jan 2025
	VND	VND
Interest payables	12,256,943,815	7,700,858,823
Other payables	6,958,144,358	1,849,020,257
	19,215,088,173	9,549,879,080

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

18. SHORT-TERM LOANS

	As at 1 Jan 2025		During the period		As at 30 Sep 2025	
	VND		VND		VND	
	Amount	Amount able to be paid off	Increases	Decreases	Amount	Amount able to be paid off
a. Short-term loans						
Vietnam Prosperity Joint Stock Commercial Bank (i)	1,765,140,000,000	1,765,140,000,000	-	674,246,498,323	1,090,893,501,677	1,090,893,501,677
Kien Long Commercial Joint Stock Bank - Hanoi Branch (ii)	587,304,343,487	587,304,343,487	784,072,197,862	695,620,096,322	675,756,445,027	675,756,445,027
Saigon - Hanoi Commercial Joint Stock Bank (iii)	-	-	497,990,934,068	10,927,780,752	487,063,153,316	487,063,153,316
Military Commercial Joint Stock Bank - Hai Ba Trung Branch (iv)	-	-	224,167,010,909	-	224,167,010,909	224,167,010,909
V-Pro Construction Joint Stock Company (v)	-	-	6,000,000,000	600,000,000	5,400,000,000	5,400,000,000
	2,352,444,343,487	2,352,444,343,487	1,512,230,142,839	1,381,394,375,397	2,483,280,110,929	2,483,280,110,929
b. Long-term loans due to pay						
Bond issued (vi)	1,482,498,186,280	1,482,498,186,280	-	(572,659,281)	1,483,070,845,561	1,483,070,845,561
Bond issued at par value	1,483,253,300,000	1,483,253,300,000	-	-	1,483,253,300,000	1,483,253,300,000
Bond issuance expenses	(755,113,720)	(755,113,720)	-	(572,659,281)	(182,454,439)	(182,454,439)
	1,482,498,186,280	1,482,498,186,280	-	(1,145,318,562)	1,483,070,845,561	1,483,070,845,561
Total	3,834,942,529,767	3,834,942,529,767	1,512,230,142,839	1,380,249,056,835	3,966,350,956,490	3,966,350,956,490

(i) Reflects a short-term loan from Vietnam Prosperity Joint Stock Commercial Bank under Credit Limit Agreement No. 2022/HDHM/VPB-SCG dated 24 September 2022 with a credit limit of VND 2,000,000,000. The purpose is to supplement working capital serving construction activities of civil, traffic, and industrial works. The loan term and interest rate are specified in the Debt Acceptance Agreement, the loan term of each loan does not exceed 12 months from the first disbursement date which is 24 September 2022. According to Contract Appendix No. 05/PL dated 23 September 2024, between the Company and Vietnam Prosperity Joint Stock Commercial Bank, the loan has been extended for an additional 12 months from the payment due date. The first payment due date is 25 September 2025. The loan is secured by the following guarantee contracts:

- Mortgage Contract of property rights No. TT/QTS/HDTC/SCG-VPB dated 23 September 2022 between Thu Thiem Real Estate Trading and Investment Company Limited (the Owner of Collateral), Vietnam Prosperity Commercial Joint Stock Bank - Ben Thanh branch (the Mortgagee) and the Company (the Secured Party).

Collateral is all property rights owned by the Owner of Collateral arising from the sales of real estate products on the land lot at 92 Nguyen Huu Canh, ward 22, Binh Thanh district, Ho Chi Minh city and assets attached to the land.

- Debts Mortgage contract No. 2022/HDTC/SCG-EC dated 24 September 2022 between the Company (the Owner of Collateral) and Vietnam Prosperity Commercial Joint Stock Bank (the Mortgagee), the collateral is Debt collection rights under the Contract No. 332/HDTC/E&C-SCG dated 02 July 2019 and Appendix 02 dated 05 September 2022 and its amendments (if any).
- Mortgage Contract No. 2022/CP/HDTC/SCG-VPB dated 24 September 2022, between Mr. Do Anh Tuan (the Owner of Collateral), VPBank (the Mortgagee), and the Company (the Secured Party). The collateral is all 35,000,000 shares owned by the Owner of Collateral in Sunshine Group Joint Stock Company (formerly known as Real Tech Group Joint Stock Company).
- Mortgage Contract No. NTTVAN/2025/VPB-SCG dated 11 September 2025, between Ms. Nguyen Thi Thu Van and her husband, Mr. Dinh Huu Thanh (Owner of Collaterals), and Vietnam Prosperity Joint Stock Commercial Bank (Mortgagee). The collateral is 14,400,000 shares owned by the Owner of Collateral in Sunshine Group Joint Stock Company (formerly known as Real Tech Group Joint Stock Company).
- Mortgage Contract No. HKTAN/2025/VPB-SCG dated 11 September 2025, between Mr. Hoang Khac Tan and his wife, Ms. Vu Thi Hue (the Owner of Collaterals), and Vietnam Prosperity Joint Stock Commercial Bank (the Mortgagee). The collateral is 1,600,000 shares owned by the Owner of Collateral in Sunshine Group Joint Stock Company (formerly known as Real Tech Group Joint Stock Company).
- Mortgage Contract No. NDĐ/HDTC/SCG-VPB dated 06 February 2023, between Mr. Ngo Duy Dong and his wife, Ms. Le Thi Ha (the Owner of Collaterals), and Vietnam Prosperity Joint Stock Commercial Bank (the Mortgagee). The collateral is 2,634,220 shares owned by the Owner of Collaterals at Sunshine Group Joint Stock Company (formerly known as Real Tech Group Joint Stock Company).

(ii) Reflects a short-term loan from Kien Long Commercial Joint Stock Bank - Hanoi Branch under Credit Limit Agreement No. 319/24/HDTC dated 13 September 2024 and Amended Credit Limit Agreement No. 319/24/HDTC-02 dated 18 November 2024 with the maximum credit limit is VND 1,000,000,000,000. The purpose of credit granting is specified in each Credit Agreement and/or Disbursement Request Form cum Debt Acknowledgement Agreement. The loan term and interest rate are specified in the Debt Acknowledgement Agreement. The effective term of the credit agreement is 1 year from the date of signing the contract to 13 September 2025. The loan is secured by the following guarantee contracts:

- Mortgage Contract of property rights No. 105/24/HDTC dated 13 September 2024 and No. 110/24/HDTC dated 02 October 2024 between Thuan Phu Lang Co Investment and Development Joint Stock Company (the Owner of Collateral), Kien Long Commercial Joint Stock Bank - Hanoi Branch (the Mortgagee), and the Company (Secured Party). The collateral is the entire property rights arising from the development, exploitation, and business of the: "Sea Hotel Area with an area of 17,400 m²" and "Lakeside villa with an area of 110,400 m²" within the Lang Co Tourist Resort and Golf Course Investment Project in Loc Vinh Commune, Phu Loc District, Thua Thien Hue Province, according to Investment Registration Certificate No. 7475206665 issued by the Management Board of the Economic and Industrial Zones of Thua Thien Hue Province.
- The Company's receivables arising from Construction Contract No. 09/2024/HDTC/TT1TT2/TD-SCG dated 18 December 2024, signed between the Company and Thu Duc Infrastructure Development Investment Joint Stock Company, related to the low-rise housing construction investment project for sale at land plots with

the symbol A4/TT1 within planning zone C12 and land plots with the symbol A7/TT2 within planning zone C13 in Viet Hung Ward, Phuc Dong Ward, Long Bien District (Noble Palace Long Bien project).

(iii) Reflects the short-term loan from Saigon - Hanoi Commercial Joint Stock Bank - Business Center under Credit Limit Agreement No. 0170/2025/HDHM-PN/SHB.110100 dated May 26, 2025, the maximum credit limit is VND 2,000,000,000. The purpose of credit granting is specifically stated in each Disbursement Request Form cum Debt Acceptance Agreement. The loan term and interest rate are stated in the Debt Acceptance Agreement. The effective term of the credit contract is 1 year from the date of signing the contract to 25 May 2026. The loan is secured by the following security contracts:

- Property rights mortgage contract No. 0083a/2025/HDTC-PN/SHB.110100 dated 26 May 2025 between the Joint venture of DIA Investment Joint Stock Company and Tan Cuong Consulting, Investment and Trading Joint Stock Company (the Owner of Collateral), Saigon - Hanoi Commercial Joint Stock Bank - Business Center (the Mortgagee) and the Company (Secured Party). The collateral is the entire property rights owned by the mortgagor arising from the investment in business and exploitation of 42 adjacent land lots within Zone 1 of the New Life Urban Area Construction Investment Project - Sunshine Grand Capital of the Southwest New Urban Area Project of Tan Lap Commune, Dan Phuong District owned by DIA Investment Joint Stock Company and Tan Cuong Investment and Trading Consulting Joint Stock Company.

(iv) Reflects the short-term loan from Military Commercial Joint Stock Bank - Hai Ba Trung Branch according to Credit Limit Contract No. 318848.25.065.5083600.TD dated July 10, 2025, the maximum credit limit is VND 1,000,000,000. The purpose of credit is to serve the construction business activities of the Customer. The loan term is 09 months, details of the loan term and interest are in the debt acknowledgment document for each disbursement. The effective term of the credit contract is 1 year from the date of signing the contract to July 7, 2026. The loan is secured by the following security contracts:

- Property rights mortgage contract 322918.25.065.5083600.BD dated July 28, 2025, the Company's debt collection rights arising from construction contract No. 02/2024/HDTC/CT5CT6/AB-SCG dated December 25, 2024 signed between the Company and An Binh Investment and Trading Company Limited related to the investment project to build a high-rise housing project for sale for land plots marked B3/CT5 and B4/CT6 under planning C14, Phuc Dong ward, Long Bien district (Noble Crystal Long Bien project).
- Property rights mortgage contract 322902.25.065.5083600.BD dated July 28, 2025, the Company's debt collection rights arising from construction contract No. 225/2024/HDTC/HNVN-SCG dated December 10, 2024 signed between the Company and Huong Nguyen Vietnam Investment Trading Company Limited related to the low-rise building structure construction project - Zone 2 of the new urban area construction investment project - Sunshine Grand Capital, Tan Lap commune, Dan Phuong district and Duc Giang and Duc Thuong communes, Hoai Duc district, Hanoi.
- Property rights mortgage contract 322922.25.065.5083600.BD dated July 28, 2025, the Company's debt claim rights arising from construction contract No. 1907/2023/E&C-SCG/HDTC dated July 19, 2023 between the Company and Sunshine E&C Construction Joint Stock Company; contract No. 2107/2023/SR-SCG/HDTC dated July 21, 2023 and contract No. 111a/HD/SR-SCG dated June 5, 2024 between the Company and Sunrise Vietnam Investment and Construction Joint Stock Company related to the construction investment project at land lots TT-01 to TT-09, CXX-01 to CX-04 (Royal Capital).

(v) Reflects the amount of bonds issued to the bond issuer, bond depository agent - SmartMind Securities Joint Stock Company – a related party of the Company for the purpose of increasing the size of working capital and/or implementing investment programs and projects. The bond is guaranteed to be paid by the value of shares in Sunshine Homes Joint Stock Company owned by individuals and legal entities who are related parties of the Company. The bond has an interest rate of 11% in the first

four interest periods, the interest rate of the following periods is the sum of 4% and the reference interest rate agreed in the bond purchase contract. The term of the bond is 36 months (from 31 December 2020 to 31 December 2023). According to Resolution of the Board of Directors No. 19/2023/SCG/NQ-HĐQT dated 09 June 2023, based on the provisions of Decree No. 08/2023/ND-CP issued by the Government on 05 March 2023, the Board of Directors approved the adjustment of the term/maturity date of bonds issued privately by the Company in 2020. The adjustment was approved by the bond owner (represented by SIPT Company Limited) on 09 June 2023. After adjustment, the bond's term is 60 months and the maturity date is 31 December 2025. Interest is paid every 3 months.

(vi) Reflect the loan amount of S-Decoro Joint Stock Company - a subsidiary of the Company, which borrowed through a promissory note under Loan Agreement No. 1905/2025/VPRO-SDE dated May 19, 2025, to meet the borrowing party's business needs, with an interest rate of 6% per annum for the term, and an overdue interest rate of 150% of the term interest rate. The loan term is 12 months from the date of the first disbursement. The interest will be paid along with the principal at the end of the loan term or on the date of early termination of the contract, depending on the circumstances.

As at 30 September 2025, KS Group Joint Stock Company - a related party of the Company holds a total par value of bonds of VND 486,628,900,000 (Note 29).

19. LONG-TERM LOANS

	As at 1 Jan 2025		During the period		As at 30 Sep 2025	
	VND		VND		VND	
	Amount	Amount able to be paid off	Increases	Decreases	Amount	Amount able to be paid off
Long-term borrowing						
Ho Chi Minh City Development Joint Stock Commercial Bank - Hai Phong Branch (i)	-	-	145,187,323,319	-	145,187,323,319	145,187,323,319
Total	-	-	145,187,323,319	-	145,187,323,319	145,187,323,319

(i) Reflects the long-term loan from Ho Chi Minh City Development Joint Stock Commercial Bank - Hai Phong Branch - Hai Phong City dated September 29, 2025, with a maximum credit limit of VND 660,000,000,000. The purpose of using the loan is to supplement capital to perform the contract signed with Nhat An International Trading Company Limited or is specifically stipulated in each Debt Acknowledgment Agreement. The loan term is 18 months, details of the loan term and interest are stipulated in the Debt Acknowledgment Agreement for each disbursement. The effective term of the Contract is 18 months from the date of signing the contract. The loan is secured by the following guarantee contracts:

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

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

20. OWNERS' EQUITY

Movement in owners' equity

	Owners' contributed capital	Share premium	Retained earnings	Non-controlling interest	Total
	VND	VND	VND	VND	VND
For the financial year ended 31 December 2024					
At 01 Jan 2024	850,000,000,000	(149,600,000)	298,647,895,718	12,720,566,212	1,161,218,861,930
Profit for the year	-	-	197,820,802,263	502,118,878	198,322,921,141
At 31 Dec 2024	850,000,000,000	(149,600,000)	496,468,697,981	13,222,685,090	1,359,541,783,071
For the financial year ended 30 Sep 2025					
At 01 Jan 2025	850,000,000,000	(149,600,000)	496,468,697,981	13,222,685,090	1,359,541,783,071
Profit for the period	-	-	178,230,217,321	(314,032,490)	177,916,184,831
At 30 Sep 2025	850,000,000,000	(149,600,000)	674,698,915,302	12,908,652,600	1,537,457,967,902

SCG CONSTRUCTION GROUP JOINT STOCK COMPANY
NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

Charter capital

According to the Enterprise Registration Certificate No. 0108704763 dated 17 April 2019, the 8th amendment dated 24 March 2025, the Company's charter capital is VND 850,000,000,000. As at 30 Sep 2025, the charter capital has been fully contributed by the owners as follow:

	Contributed capital			
	As at 30 Sep 2025		As at 1 Jan 2025	
	VND	(%)	VND	(%)
Mr. Do Anh Tuan	195,425,000,000	22.99	195,425,000,000	22.99
Mr. Do Van Truong	85,000,000,000	10.00	85,000,000,000	10.00
Other shareholders	569,575,000,000	67.01	569,575,000,000	67.01
	850,000,000,000	100.00	850,000,000,000	100.00

Shares

	As at 30 Jun 2025	As at 1 Jan 2025
Number of shares issued	85,000,000	85,000,000
<i>Ordinary shares (shares)</i>	<i>85,000,000</i>	<i>85,000,000</i>
<i>Par value (VND)</i>	<i>10,000</i>	<i>10,000</i>
Number of outstanding shares in circulation	85,000,000	85,000,000
<i>Ordinary shares (shares)</i>	<i>85,000,000</i>	<i>85,000,000</i>

21. REVENUE FROM GOODS SOLD AND SERVICES RENDERED

	For the Third Quarter of 2025	For the Third Quarter of 2024
	VND	VND
Construction contract revenue	1,247,927,575,257	546,803,818,728
Revenue from sales of furniture, construction materials	38,761,951,670	112,538,622,046
Revenue from interior design and installation	4,957,153,087	15,167,414,423
Other revenue	9,325,680,856	2,843,565,507
	1,300,972,360,870	677,353,420,704
In which: Revenue from major related parties (Details stated in Note 29)	360,488,046,797	106,980,627,819

SCG CONSTRUCTION GROUP JOINT STOCK COMPANY
NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

22. COST OF SALES

	For the Third Quarter of 2025	For the Third Quarter of 2024
	VND	VND
Cost of construction contract	1,152,622,674,104	492,005,682,535
Cost of furniture, construction materials	38,568,182,003	111,652,867,336
Cost of interior design and installation	4,528,741,500	10,234,312,323
Cost of other activities	9,325,680,856	2,843,565,507
	1,205,045,278,463	616,736,427,701

23. PRODUCTION COST BY NATURE

	For the Third Quarter of 2025	For the Third Quarter of 2024
	VND	VND
Raw materials and consumables	142,331,881,255	115,040,369,559
Labour	61,760,716,049	68,164,882,665
Depreciation and amortisation	956,977,988	338,129,977
Out-sourced services	776,258,403,474	249,546,860,626
Other expenses	41,284,379,727	15,279,675,770
	1,022,592,358,493	448,369,918,597

24. FINANCIAL INCOME

	For the Third Quarter of 2025	For the Third Quarter of 2024
	VND	VND
Contract advance interest	55,137,008,219	62,349,786,302
Loan and deposits interest	57,654,540,448	21,985,612,624
	112,791,548,667	84,335,398,926
In which: Financial income with major related parties (Details stated in Note 29)	25,607,276,712	35,932,931,507

25. FINANCIAL EXPENSE

	For the Third Quarter of 2025	For the Third Quarter of 2024
	VND	VND
Bond interest	32,409,084,605	32,409,084,605
Loan interest	62,318,418,089	47,618,428,078
Amortization of bond issue costs	198,205,628	190,330,034
Depository and collateral management fees	560,791,000	560,791,000
	95,486,499,322	80,778,633,717
In which: Financial expenses with major related parties (Details stated in Note 29)	14,926,361,920	1,805,474,065

SCG CONSTRUCTION GROUP JOINT STOCK COMPANY
NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

26. GENERAL AND ADMINISTRATION EXPENSES

	For the Third Quarter of 2025	For the Third Quarter of 2024
	VND	
General and Administration expenses during the period	23,220,190,955	18,075,352,006
Labour	15,983,825,325	11,760,607,665
Out-sourced services	474,121,407	3,525,687,837
Tool and equipment costs and appropriations	1,006,383,632	909,364,786
Depreciation and amortisation of assets	199,589,846	245,826,332
Lợi thế thương mại	4,276,916	-
Other expenses	5,551,993,829	1,633,865,386
	23,220,190,955	18,075,352,006

27. CURRENT CORPORATE INCOME TAX EXPENSE

	For the Third Quarter of 2025	For the Third Quarter of 2024
	VND	VND
Current corporate income tax expense		
Corporate income tax expense based on taxable profit in the current period	19,571,388,077	6,080,284,844
Total current corporate income tax expense	19,571,388,077	6,080,284,844

28. BASIC EARNINGS PER SHARE

The calculation of the basic earnings per share of the Company is made on the basis of the following data:

	For the Third Quarter of 2025	For the Third Quarter of 2024	Accumulated 30 Sep 2025	Accumulated 30 Sep 2024
	VND	VND	VND	VND
Accounting profit after corporate income tax				
Profit after corporate income tax attributable to ordinary shareholders (VND)	72,297,690,457	37,085,203,642	178,230,217,321	129,076,995,128
Average ordinary shares in circulation for the year (Share)	85,000,000	85,000,000	85,000,000	85,000,000
Basic earnings per share (VND/share)	851	436	2,097	1,519

SCG CONSTRUCTION GROUP JOINT STOCK COMPANY
NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

28. RELATED PARTY TRANSACTIONS AND BALANCES

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

<u>No</u>	<u>Related parties</u>	<u>Relationship</u>
1	Saigon Sunshine Group Joint Stock Company	Same major shareholders/key management members
2	Sunshine Group Joint Stock Company (Formerly known as: Real Tech Group Joint Stock Company)	Same major shareholders/key management members
3	Sunshine Homes Development Joint Stock Company	Same major shareholders/key management members
4	Sunshine Group Development Joint Stock Company (Formerly known as: Sunshine Group Joint Stock Company)	Same major shareholders/key management members
5	Sunshine Mart Trading and Service Company Limited	Same major shareholders/key management members
6	S-HOMES Real Estate Business Investment Joint Stock Company	Same major shareholders/key management members
7	Marina 3 Joint Stock Company	Same major shareholders/key management members
8	Sunshine Sky Villa Joint Stock Company	Same key management members
9	Sunshine E&C Construction Joint Stock Company	Same key management members
10	Sunshine Marina Nha Trang Joint Stock Company	Same key management members
11	Unicloud Technology Group Joint Stock Company	Same key management members
12	Unicloud Technology Investment Joint Stock Company	Same key management members
13	Nanochip Technology Joint Stock Company	Same key management members
14	KS Group Joint Stock Company	Same key management members
15	SmartMind Securities Joint Stock Company	Same key management members
16	Fulland Real Estate Joint Stock Company	Same key management members
17	Kinh Bac Real Estate Trading Joint Stock Company	Same key management members
18	Xuan La Construction Investment Joint Stock Company	Same key management members
19	Wonderland Real Estate Joint Stock Company	Same key management members
20	Hung Dung Phu Yen Trading & Service Company Limited	Same key management members
21	Dynamic Innovation Company Limited	Same key management members
22	Long Bien Construction Investment Joint Stock Company	Same key management members
23	S-Service Management and Operation Joint Stock Company	Same key management members
24	Smart Investment and Development Joint Stock Company	Same key management members

SCG CONSTRUCTION GROUP JOINT STOCK COMPANY
NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

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

25	S.Manpower Human Resources Company Limited	Same key management members
26	New Diamond Consultancy, Investment and Trading Joint Stock Company	Same key management members
27	DIA Investment Joint Stock Company (i)	Same key management members
28	Truong Giang Construction Architecture Company Limited (ii)	Related to key management members
29	Hemera Real Estate Investment Company Limited	Related to key management members
30	S-Service Saigon Joint Stock Company	Related to key management members
31	Members of the Board of Management	Key management members

(i) This company is no longer a related party of the Company as of October 11, 2024.

(ii) This company is no longer a related party of the Company as of August 06, 2025.

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

	For the Third Quarter of 2025	For the Third Quarter of 2024
	VND	VND
Sales of goods and services rendered		
Saigon Sunshine Group Joint Stock Company	104,968,023,965	28,110,312,298
Sunshine E&C Construction Joint Stock Company	10,999,609,991	66,055,258,874
Smart Investment Development Joint Stock Company	13,553,471,341	-
Unicloud Technology Group Joint Stock Company	-	2,063,103,799
Marina 3 Joint Stock Company	17,274,669,905	-
Sunshine Sky Villa Joint Stock Company	4,957,153,087	-
Wonderland Real Estate Joint Stock Company	-	2,990,976,248
Hemera Real Estate Investment Company Limited	208,735,118,508	-
DIA Investment Joint Stock Company	-	7,760,976,600
	360,488,046,797	106,980,627,819
Purchase of goods and services		
Unicloud Technology Group Joint Stock Company	-	22,727,273
Kinh Bac Real Estate Trading Joint Stock Company	198,263,730,120	51,752,034,465
Nanochip Technology Joint Stock Company	370,920,000	-
Sunshine Mart Trading and Service Company Limited	647,976,390	652,008,390
S-Service Management and Operation Joint Stock Company	889,136,298	978,134,873
S-Service Saigon Joint Stock Company	8,740,740	-
DIA Investment Joint Stock Company	45,000,000	-
	200,225,503,548	53,404,905,001

SCG CONSTRUCTION GROUP JOINT STOCK COMPANY
NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

Financial income		
Sunshine Marina Nha Trang Joint Stock	25,607,276,712	35,932,931,507
	25,607,276,712	35,932,931,507
Financial expenses		
Bond interest expense	14,365,570,920	1,244,683,065
KS Group Joint Stock Company	14,365,570,920	1,244,683,065
Bond custody fees	560,791,000	560,791,000
SmartMind Securities Joint Stock Company	560,791,000	560,791,000
	14,926,361,920	1,805,474,065

Significant related party balances as at the balance sheet date were as follows:

	As at 30 Sep 2025	As at 1 Jan 2025
	VND	VND
Short-term trade receivables		
Saigon Sunshine Group Joint Stock Company	902,833,027,299	973,152,892,612
Sunshine E&C Construction Joint Stock Company	133,863,974,419	90,087,763,869
Sunshine Sky Villa Joint Stock Company	6,946,052,454	1,587,089,052
S-HOMES Real Estate Business Investment Joint Stock Company	579,039,999	7,291,778,605
Unicloud Technology Group Joint Stock Company	2,730,415,656	3,068,239,656
Long Bien Construction Investment Joint Stock Company	5,170,028,380	5,364,944,471
DIA Investment Joint Stock Company	22,312,179,265	9,827,673,470
Fulland Real Estate Joint Stock Company	367,559,999	1,724,040,000
Sunshine Homes Development Joint Stock Company	1,534,113,465	1,226,054,798
Smart Investment Development Joint Stock Company	14,908,818,475	-
Hemera Real Estate Investment Company Limited	119,546,552,713	-
Xuan La Construction Investment Joint Stock Company	1,230,617,586	-
Hung Dung Phu Yen Trading & Service Company Limited	4,257,140,759	4,257,140,759
Wonderland Real Estate Joint Stock Company	15,363,831,067	6,505,476,801
Truong Giang Construction Architecture Company Limited	Not yet related party	5,570,600,364
Dynamic Innovation Company Limited	-	2,205,639,520
	1,231,643,351,536	1,111,869,333,977

SCG CONSTRUCTION GROUP JOINT STOCK COMPANY
NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

Significant related party balances as at the balance sheet date were as follows (continued):

Short-term advances to suppliers

Nanochip Technology Joint Stock Company	-	718,456,847
Kinh Bac Real Estate Trading Joint Stock Company	158,682,408,655	641,714,607,885
S.Manpower Human Resources Company Limited	6,000,000,000	-
Unicloud Technology Group Joint Stock Company	2,429,504,019	2,203,971,411
	167,111,912,674	644,637,036,143

As at 30 Sep 2025

VND

As at 1 Jan 2025

VND

Other short-term receivables

Contract advance interests	15,499,097,166	24,317,613,604
Sunshine Marina Nha Trang Joint Stock Company	15,499,097,166	24,317,613,604
	15,499,097,166	24,317,613,604

Short-term trade payables

Nanochip Technology Joint Stock Company	4,009,576,736	4,327,439,983
Unicloud Technology Group Joint Stock Company	17,285,444,761	17,661,980,901
Sunshine E&C Construction Joint Stock Company	-	8,966,340,870
Sunshine Mart Trading and Service Company Limited	2,738,318,632	256,575,254
New Diamond Consultancy, Investment and Trading Joint Stock Company	-	622,440
S-Service Management and Operation Joint Stock Company	2,003,008,391	90,652,330
Unicloud Technology Investment Joint Stock Company	234,000,000	234,000,000
Saigon Sunshine Group Joint Stock Company	764,500,000	764,500,000
Sunshine Group Development Joint Stock Company (Formerly known as: Sunshine Group Joint Stock Company)	97,702,862	97,702,862
S-Service Saigon Joint Stock Company	187,335,835	-
	27,319,887,217	32,399,814,640

Short-term advances from customers

S-HOMES Real Estate Business Investment Joint Stock Company	-	52,235,893,802
Sunshine E&C Construction Joint Stock Company	4,260,869,787	9,362,316,646
Sunshine Group Development Joint Stock Company (Formerly known as: Sunshine Group Joint Stock Company)	899,629,855	899,629,855
Sunshine Marina Nha Trang Joint Stock Company	1,000,000,000	1,000,000,000
Marina 3 Joint Stock Company	24,667,863,105	-
	30,828,362,747	63,497,840,303

SCG CONSTRUCTION GROUP JOINT STOCK COMPANY
NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

Significant related party balances as at the balance sheet date were as follows (continued):

Long-term advances from customers

Truong Giang Construction Architecture Company Limited	Not yet related party	473,150,000,000
Sunshine Marina Nha Trang Joint Stock Company	392,500,000,000	-
	392,500,000,000	473,150,000,000

Value of issued bonds

KS Group Joint Stock Company	486,628,900,000	24,606,800,000
	486,628,900,000	24,606,800,000

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

	For the Third Quarter of 2025	For the Third Quarter of 2024
	VND	VND
Mr. Bui Van Tu	1,181,369,230	900,000,000
Mr. Nguyen Thanh Chung	282,169,900	-
Mr. Phan Ich Long	176,740,000	-
Mr. Nguyen Van Ty	135,722,308	-
Mr. Nguyen Quoc Oanh	-	338,462,104
Mr. Nguyen Khac Trung	-	519,149,231
Mr. Nguyen Xuan Anh	-	339,648,063
Mr. Vu Anh Phuong	-	405,000,000
	1,776,001,438	2,502,259,398

Other key management

	For the Third Quarter of 2025	For the Third Quarter of 2024
	VND	VND
Mr. Do Van Khai (resigned on 17 Sep 2025)	13,000,000	-
Mr. Nguyen Viet Nham (resigned on 06 Aug 2025; appointed on 17 Sep 2025)	122,872,340	-
Mr. Nguyen Dinh Duc (appointed on 06 Aug 2025)	267,446,809	450,000,000
	403,319,149	450,000,000

SCG CONSTRUCTION GROUP JOINT STOCK COMPANY
NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (Continued)

Remuneration of members of the Board of Directors and Supervisory Board

	For the Third Quarter of 2025	For the Third Quarter of 2024
	VND	VND
Board of Directors	180,000,000	180,000,000
Mr. Do Van Truong	60,000,000	60,000,000
Mr. Nguyen Ngoc Son	30,000,000	30,000,000
Mr. Do Anh Tuan	30,000,000	-
Mr. Nguyen Quoc Oanh	-	30,000,000
Mr. Bui Van Tu	30,000,000	30,000,000
Mr. Ho Duc Viet	30,000,000	30,000,000
Board of Supervisors	60,000,000	60,000,000
Mr. Nguyen Van Khoi	30,000,000	-
Ms. Nguyen Thi Thanh Huyen	15,000,000	30,000,000
Ms. Tran Thi Hang	15,000,000	15,000,000
Mr. Ha Huu Thanh	-	15,000,000
	240,000,000	240,000,000



Ngo Minh Doan
Preparer



Do Van Khai
Chief Accountant



Bui Van Tu
Chief Executive Officer

29 Oct, 2025