

**SUNSHINE HOMES DEVELOPMENT
JOINT STOCK COMPANY**

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No: 190.../2026/SSH-CBTT

Ha Noi, July. 30., 2026

**Kính gửi: State Securities Commission
Hanoi Stock Exchange
Shareholders**

Name of Company: Sunshine Homes Development Joint Stock Company

Address of Head office: 9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu
Liem Ward, Hanoi City, Vietnam.

Telephone: 02473 025 888

Website: <https://ssh.vn>

The person responsible for information disclosure: Mr. Nguyen Ha Anh – Authorized Person for
Information Disclosure

Type of Information Disclosure:

☒ Periodic

☐ Extraordinary

☐ 24h

☐ Other

Content of Disclosure:

Sunshine Homes Development Joint Stock Company announces report on corporate
governance for the first six months of 2026.

This information was published on the company's website on July. 30., 2026, at the following
link: <https://ssh.vn/bao-cai-quan-tri-cong-ty/>.

We hereby certify that the information provided is true and accurate, and we bear the full
responsibility under the law. *z /*

Recipient:

- As above;

**AUTHORIZED PERSON FOR
INFORMATION DISCLOSURE**



NGUYEN HA ANH

No: 191.../2026/BCTHQT-SSH

Hanoi, July [30] 2026

REPORT ON CORPORATE GOVERNANCE

(6 months)

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

- Name of company: Sunshine Homes Development Joint Stock Company
- Address of headoffice: 9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam
- Telephone: 0247.302.5888 Email: info@ssh.vn
- Charter capital: VND 3,750,000,000,000
- Stock symbol: SSH
- Governance model: General Meeting of Shareholders, Board of Directors, Board of Supervisors and General Director
- The implementation of internal audit: Not yet implemented.

I. ACTIVITIES OF THE GENERAL MEETING OF SHAREHOLDERS

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

No.	Resolution/Decision No.	Date	Content
1	01/2026/SSH/NQ-ĐHĐCĐ	May 16, 2026	Resolution of the Annual General Meeting of Shareholders approving the contents of the 2026 Annual General Meeting of Shareholders.

II. BOARD OF DIRECTORS (Semi-annual report)

1. Information about the members of the Board of Directors

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	Nguyen Xuan Anh	Chairman	February 25, 2025	
2	Do Anh Tuan	Vice Chairman	April 12, 2025	
4	Nguyen Nam Viet	Member	April 12, 2025	May 16, 2026
5	Jun Sungbae	Member	April 12, 2025	
6	Nguyen Viet Hai	Independent Member	May 20, 2023	May 16, 2026
		Member	May 16, 2026	
7	Le Thao Linh	Independent Member	May 16, 2026	

2. Meetings of the Board of Directors

No.	Board of Directors' members	Number of meetings attended by Board of Directors	Attendance rate	Reasons for absence
1	Nguyen Xuan Anh	12/12	100%	
2	Do Anh Tuan	12/12	100%	
3	Nguyen Nam Viet	10/12	83.33%	Dismissed on May 16, 2026
4	Jun Sungbae	12/12	100%	
5	Nguyen Viet Hai	12/12	100%	
6	Le Thao Linh	2/12	16.67%	Appointed on May 16, 2026

3. Supervising the Board of Management by the Board of Directors

During the first six months of 2026, the Board of Directors supervised the activities of the Board of General Directors in accordance with the Company's Charter, the Internal Regulations on Corporate Governance, and applicable laws. In particular, the Board of Directors supervised and directed the Board of General Directors in the following areas:

- Overseeing the implementation of the Company's key business targets and operational management;
- Reviewing the implementation of business and investment plans to ensure the achievement of approved objectives;
- Directing and supervising the proper preparation and timely disclosure of the 2025 Annual Report and the 2025 Financial Statements in a compliance with applicable regulations;
- Supervising the implementation of the resolutions adopted by the 2026 Annual General Meeting of Shareholders and the resolutions of the Board of Directors;
- Supervising the management and executive activities of the Board of General Directors to enhance operational efficiency and facilitate the achievement of the Company's business objectives;
- Performing other duties and responsibilities within the authority of the Board of Directors.

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

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

No.	Resolution/Decision No.	Date	Content	Approval rate
1	01/2026/SSH/NQ-HĐQT	February 12, 2026	Board of Directors' Resolution on the dismissal of Mr. Phan Ich Long from the position of Deputy General Director of the Company.	100%
2	02/2026/SSH/NQ-HĐQT	February 12, 2026	Board of Directors' Resolution approving the plan for convening the 2026 Annual General Meeting of Shareholders.	100%
3	03/2026/SSH/NQ-HĐQT	March 4, 2026	Board of Directors' Resolution approving in principle the execution of master agreement between the Company and Unicloud Technology Group Joint Stock Company.	100%
4	04/2026/SSH/NQ-HĐQT	March 21, 2026	Board of Directors' Resolution approving the time, agenda and meeting materials for the 2026 Annual General Meeting of Shareholders.	100%
5	05/2026/SSH/NQ-HĐQT	March 26, 2026	Board of Directors' Resolution on the cancellation of the record date for determining shareholders entitled to attend the 2026 Annual General Meeting of Shareholders; the cancellation of the scheduled date for the 2026 Annual General Meeting of Shareholders as approved under Board of Directors' Resolutions No. 02/2026/SSH/NQ-HĐQT dated February 12, 2026 and No. 04/2026/SSH/NQ-HĐQT dated March 21, 2026; the approval of the extension of the time for holding the 2026 Annual General Meeting of Shareholders; and the approval of the revised plan for convening the 2026 Annual General Meeting of Shareholders	100%
6	06/2026/SSH/NQ-HĐQT	April 14, 2026	Board of Directors' Resolution approving in principle the execution of Master Agreements with S-Service Management & Operation Joint Stock Company.	100%
7	07/2026/SSH/NQ-HĐQT	April 18, 2026	Board of Directors' Resolution approving in principle the execution of an agreement with ODE Media and Entertainment Group Joint Stock Company.	100%
8	08/2026/SSH/NQ-HĐQT	April 24, 2026	Board of Directors' Resolution approving the time, agenda and meeting materials for the 2026 Annual General Meeting of Shareholders.	100%

9	09/2026/SSH/NQ-HĐQT	May 5, 2026	Board of Directors' Resolution approving the nomination of a candidate for election as a member of the Board of Directors at the 2026 Annual General Meeting of Shareholders.	100%
10	10/2026/SSH/NQ-HĐQT	May 14, 2026	Board of Directors' Resolution approving in principle of the execution an agreement with ODE Media and Entertainment Group Joint Stock Company.	100%
11	11/2026/SSH/NQ-HĐQT	June 12, 2026	Board of Directors' Resolution on the dismissal of Ms. Nguyen Thi Hong Hanh from the position of Deputy General Director of the Company.	100%
12	12/2026/SSH/NQ-HĐQT	June 15, 2026	Board of Directors' Resolution approving the payment of the 2025 cash dividend to shareholders in accordance with the resolution of the 2026 Annual General Meeting of Shareholders dated 16 May 2026.	100%

III. BOARD OF SUPERVISORS (Semi-annual report)

1. Information about members of Board of Supervisors

No.	Members of Board of Supervisors	Position	The date becoming/ceasing to be the member of the Board of Supervisor	Qualification
1	Dao Ngoc Tuan Anh	Head of the Board of Supervisors	Appointed on April 12, 2025	Bachelor of Economics
2	Tran Dang Khoa	Member	Dismissed on May 16, 2026	Bachelor of Economics
3	Le Thi Thu Giang	Member	Appointed on May 20, 2023	Bachelor of Laws Bachelor of Auditing
4	Nguyen Duc Tung	Member	Appointed on May 16, 2026	Bachelor of Accounting

2. Meetings of Board of Supervisors

No.	Members of Board of Supervisors	Number of meetings attended	Attendance rate	Voting rate	Reasons for absence
1	Dao Ngoc Tuan Anh	2/2	100%	100%	

No.	Members of Board of Supervisors	Number of meetings attended	Attendance rate	Voting rate	Reasons for absence
2	Tran Dang Khoa	1/2	50%	100%	Dismissed on May 16, 2026
3	Le Thi Thu Giang	2/2	100%	100%	
4	Nguyen Duc Tung	1/2	50%	100%	Appointed on May 16, 2026

3. Supervising Board of Directors, Board of Management and shareholders by Board of Supervisors

During the first six months of 2026, the Board of Supervisors carried out its supervisory duties over the Board of General Directors in accordance with applicable laws, the Company's Charter and the Internal Regulations on Corporate Governance. In particular, the Board of Supervisors conducted the following supervisory activities:

- The Board of Supervisors attended the Company's 2026 Annual General Meeting of Shareholders and presented its supervisory report;
- Reviewed the issuance and implementation of the resolutions and decisions of the Board of General Directors, thereby assessing their legality, appropriateness and timeliness in the management and operation of the Company;
- Reviewed and verified the Company's financial statements to ensure their accuracy, validity and compliance with applicable accounting standards and relevant laws and regulations.

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

- The Board of Supervisors maintained close and regular coordination with the Board of Directors, the Board of General Directors and other management personnel.
- The Board of Supervisors was provided with adequate and timely documents and information relating to meetings of the Board of General Directors.
- The Board of Supervisors provided comments and recommendations to the Board of General Directors on the management and operation of the Company.

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

IV. BOARD OF MANAGEMENT

No.	Members of Board of Management	Date of birth	Qualification	Date of appointment / dismissal of members of the Board of Management
1	Jun Sungbae – General Director	April 23, 1985	Certified Tax Accountant, CFA level 2	Appointed on March 18, 2025

2	Nguyen Thi Hong Hanh – Deputy General Director	July 17, 1983	Master of Business Administration – Delaware State University (USA)	Dismissed on June 12, 2026
3	Phan Ich Long – Deputy General Director	August 22, 1985	Civil Architect	Dismissed on February 12, 2026

V. CHIEF ACCOUNTANT

No.	Name	Date of birth	Qualification	Date of appointment/ dismissal
1	Nguyen Ha Anh	October 25, 1992	Bachelor of Accounting and Auditing	Appointed on March 25, 2025

VI. TRAINING COURSES ON CORPORATE GOVERNANCE

Training courses on corporate governance were involved by members of the Board of Directors, the Board of Supervisors, Director (General Director), other managers and secretaries in accordance with regulations on corporate governance: Not Participated.

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

1. The list of affiliated persons of the Company

No.	Name of organization /individual	Securities trading account (if any)	Position at the Company (if any)	NSH No.*, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
1	Nguyen Xuan Anh		Chairman			February 25, 2025		Appointed pursuant to Board of Directors' Resolution No. 05/2025/SSH/ NQ-HDQT	Internal person

No.	Name of organization /individual	Securities trading account (if any)	Position at the Company (if any)	NSH No.*, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
2	Do Anh Tuan		Vice Chairman			April 12, 2025		Appointed pursuant to Board of Directors' Resolution No. 14/2025/SSH/NQ-HDQT	Internal Person
3	Nguyen Viet Hai		Board Member			May 16, 2026		Appointed pursuant to the Resolution of the General Meeting of Shareholders No. 01/2026/SSH/NQ-DHDCD	Internal person
4	Nguyen Nam Viet		Board Member			April 12, 2025	May 16, 2026	Dismissed pursuant to the Resolution of the General Meeting of Shareholders No.	Internal person

No.	Name of organization /individual	Securities trading account (if any)	Position at the Company (if any)	NSH No.*, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
								01/2026/SSH/NQ-DHDCD	
5	Le Thao Linh		Independent Board Member			May 16, 2026		Appointed pursuant to the Resolution of the General Meeting of Shareholders No. 01/2026/SSH/NQ-DHDCD	Internal person
6	Jun Sungbae		General Director/ Legal Representative			March 18, 2025		Appointed pursuant to the Board Resolution No. 08/2025/SSH/NQ-HDQT	Internal person
			Board Member			April 12, 2025		Appointed pursuant to the Resolution of the General Meeting of Shareholders No.	

No.	Name of organization /individual	Securities trading account (if any)	Position at the Company (if any)	NSH No.*, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
								01/2025/SSH/NQ-DHDCD	
7	Nguyen Thi Hong Hanh		Deputy General Director			June 16, 2021	June 12, 2026	Dismissed pursuant to the Resolution of the Board of Directors No. 11/2026/SSH/NQ-HDQT	Internal Person
8	Phan Ich Long		Deputy General Director			May 18, 2023	February 12, 2026	Dismissed pursuant to the Resolution of the Board of Directors No. 01/2026/SSH/NQ-HDQT	Internal Person

No.	Name of organization /individual	Securities trading account (if any)	Position at the Company (if any)	NSH No.*, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
9	Dang Thi Thuy Linh		Corporate Governance Officer			April 25, 2025		Appointed pursuant to Board Resolution No. 15/2025/SSH/ NQ-HDQT	Internal person
10	Nguyen Ha Anh		Chief Accountant			March 25, 2025		Appointed pursuant to Board Resolution No. 11/2025/SSH/ NQ-HDQT	Internal person
			Authorized Person for Information Disclosure			March 27, 2025		Appointed pursuant to Attorney No. 95/2025/SSH/ GUQ	

No.	Name of organization /individual	Securities trading account (if any)	Position at the Company (if any)	NSH No.*, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
11	Tran Dang Khoa		Member of the Board of Supervisors			October 23, 2020	May 16, 2026	Dismissed pursuant to the Resolution of the General Meeting of Shareholders No. 01/2026/SSH/NQ-DHDCD	Internal person
12	Dao Ngoc Tuan Anh		Head of the Board of Supervisors			April 12, 2025		Appointed pursuant to Resolution of the General Meeting of Shareholders No. 01/2025/SSH/NQ-DHDCD, Resolution of the Board of Supervisors No. 01/2025/SSH/NQ-BKS	Internal person

No.	Name of organization /individual	Securities trading account (if any)	Position at the Company (if any)	NSH No.*, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
13	Le Thi Thu Giang		Member of the Board of Supervisors			May 20, 2023			Internal person
14	Nguyen Duc Tung		Member of the Board of Supervisors			May 16, 2026		Appointed pursuant to the Resolution of the General Meeting of Shareholders No. 01/2026/SSH/NQ-DHDCD	
15	Sunshine Group Joint Stock Company			0106771556 issued by the Department of Planning and Investment of Hanoi City for the first time on February 9, 2015	12th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	September 29, 2025			Parent Company

No.	Name of organization /individual	Securities trading account (if any)	Position at the Company (if any)	NSH No.*, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
16	Hung Thinh Phat Housing Investment Company Limited			0108325719 issued by the Department of Planning and Investment of Hanoi City for the first time on June 14, 2018	11th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	October 30, 2020			Subsidiary
17	Xuan Dinh Construction Investment Joint Stock Company			0107565644 issued by the Department of Planning and Investment of Hanoi City for the first time on September 15, 2016	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	October 30, 2020			Indirect Subsidiary

No.	Name of organization /individual	Securities trading account (if any)	Position at the Company (if any)	NSH No.*, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
18	Xuan La Construction Investment Joint Stock Company			0107565651 issued by the Department of Planning and Investment of Hanoi City for the first time on September 15, 2016	4th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	February 16, 2022			Subsidiary
19	Anh Duong Star Joint Stock Company			0101358793 issued by the Department of Planning and Investment of Hanoi City for the first time on April 9, 2003	SH02-02, R2 Building, Sunshine Riverside Project, Lot CT03A-CT, CT03 Block, Nam Thang Long Urban Area, Phu Thuong Ward, Hanoi City, Vietnam	April 29, 2022			Subsidiary

No.	Name of organization /individual	Securities trading account (if any)	Position at the Company (if any)	NSH No.*, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
20	Long Bien Construction Investment Joint Stock Company			0108715437 issued by the Department of Planning and Investment of Hanoi City for the first time on April 24, 2019.	Operation Building, Lot CT7, Nguyen Lam Street, Phuc Loi Ward, Hanoi City, Vietnam	December 3, 2024			Subsidiary
21	Sunshine Tay Ho Joint Stock Company			0108268436 issued by the Department of Planning and Investment of Hanoi City for the first time on May 9, 2018.	12th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	December 22, 2023			Directly affiliated company
22	Cam Dinh Ecological Investment Company Limited			0109049211 issued by the Department of Planning and Investment of Hanoi City for the first time on January 2, 2020	6th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	February 19, 2025			Indirectly affiliated company

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

2. Transactions between the Company and its affiliated persons or between the Company and its major 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	Subsidiary	0101358793 issued by the Hanoi Department of Planning and Investment for the first time on April 9, 2003	SH02-02, R2 Building, Sunshine Riverside Project, CT03A-CT Lot, CT03 Block, Nam Thang Long Urban Area, Phu Thuong Ward, Ha Noi City, Viet Nam	April 15, 2026 April 29, 2026 May 14, 2026 May 26, 2026 May 28, 2026 June 15, 2026	Board of Directors' Resolution No. 31/2025/SSH/NQ-HDQT dated December 30, 2025	Loan under Loan Agreement No. 30122025/HDCV/SAD-SSH dated December 30, 2025, transaction value: VND 30,100,000,000; interest under Loan Agreement No. 30122025/HDCV/SAD-SSH, transaction value: VND 7,573,150,685	
2	Saigon Sunshine Group Joint Stock Company	Related to key management personnel	0315210233 issued by the Ho Chi Minh City Department of Planning and Investment for the first time on August 8, 2018	Commercial Unit S1.A2.02.03, 2nd Floor, S1 Tower, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Viet Nam	April 11, 2026 June 24, 2026	Board of Directors' Resolution No. 0108/2018/NQ-HDQT/XDSS dated August 1, 2018	Car rental fee under Car Rental Agreement No. 04/HDTX/XDSS-SSSG dated August 16, 2018, transaction value: VND 388,888,888	

3	S-Service Management & Operation Joint Stock Company	Under common parent company, related to key management personnel	0107744812 issued by the Hanoi Department of Planning and Investment for the first time on March 2, 2017	9th Floor, Sunshine Center Building, No.16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	June 26, 2026	Board of Directors' Resolution No. 10/2023/SSH/NQ-HĐQT dated June 23, 2023	Office rental fee under Office Lease Agreement No. 01/2023/HDTV/SSSG-PTSSH dated June 25, 2023, transaction value: VND 64,636,364	
					March 31, 2026 June 30, 2026	Board of Directors' Resolution No. 18/2025/SSH/NQ-HĐQT dated May 15, 2025	Car rental fee under Car Rental Agreement No. 01/2025/HDTX/SSSG-SSH dated May 15, 2025, transaction value: VND 226,800,000	
					April 25, 2026	Board of Directors' Resolution No. 14/2024/SSH/NQ-HĐQT dated December 4, 2024	Business cooperation, management and operation Agreement for swimming pool No. 03/2024/HDHT/SSH-SSV dated December 5, 2024, transaction value: VND 14,863,636	
					March 30, 2026 June 27, 2026	Board of Directors' Resolution No. 20/2023/SSH/NQ-HĐQT dated December 29, 2023	Basement area lease under Basement Area Lease Agreement No. 0201/2024/HDT/SSH-SSV dated January 2, 2024, transaction value: VND 175,500,000	
					Quarters I and II of 2026	Board of Directors' Resolution No. 3012/2019/NQ-HĐQT/XDSS dated December 30, 2019	Sunshine Center building management and operation expenses, transaction value: VND 430,860,000	

					Quarters I and II of 2026	Board of Directors' Resolution No. 01/2024/SSH/NQ-HĐQT dated January 9, 2024	Security service expenses under Service Agreement No. 0901/2024/HDDVBV/SSV-SSH, transaction value: VND 731,256,000	
					Quarters I and II of 2026	Board of Directors' Resolution No. 3012/2019/NQ-HĐQT/XDSS dated December 30, 2019	Common area water operating expenses, transaction value: VND 473,140,800	
					Quarters I and II of 2026	Board of Directors' Resolution No. 3012/2019/NQ-HĐQT/XDSS dated December 30, 2019	Electricity expenses and building operation fees, transaction value: VND 428,560,541	
					Quarters I and II of 2026	Board of Directors' Resolution No. 06/2026/SSH/NQ-HĐQT dated April 14, 2026	Meal allowance expenses, transaction value: VND 122,503,528	
4	Sunshine Mart Service and Trading Business Company Limited	Under common parent company, related to key management personnel	0109334554 issued by the Hanoi Department of Planning and Investment for the first time on September 8, 2020	1st Floor, Sunshine Center Building, No. 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Quarters I and II of 2026	Board of Directors' Resolution No. 3112/2020/NQ-HĐQT/XDSS dated December 31, 2020	Meal expenses, vouchers and office supplies, transaction value: VND 389,320,767	

5	Unicloud Technology Group Joint Stock Company	Under common parent company, related to key management personnel	0107432651 issued by the Hanoi Department of Planning and Investment for the first time on May 12, 2016	10th Floor, Sunshine Center Building, No. 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	June 29, 2026	Board of Directors' Resolution No. 18/2022/SSH/NQ-HĐQT dated October 12, 2022	S-HRM human resource management software and information system administration expenses, maintenance, transaction value: VND 1,999,849,355	
6	ODE Media and Entertainment Group Joint Stock Company	Related to key management personnel	0107602021 issued by the Hanoi Department of Planning and Investment for the first time on October 18, 2016	4th Floor, Sunshine Center Building, No. 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	June 30, 2026	Board of Directors' Resolution No. 16/2024/SSH/NQ-HĐQT dated December 31, 2024	Calendar printing expenses, transaction value: VND 54,198,870	
7	Noblex Technology & Finance Group Joint Stock Company	Related to key management personnel of the parent company	0110657366, first issued by the Hanoi Department of Planning and Investment for the first time on March 21, 2024	S-03, Sunshine Golden River Building – CT02A, Nam Thang Long Urban Area, Phase 3, Phu Thuong Ward, Hanoi City, Vietnam	March 31, 2026	Board of Directors' Resolution No. 23/2025/SSH/NQ-HĐQT dated October 17, 2025	Lucky money for Lunar New Year 2026 and vouchers for April 30 and May 1 holidays, transaction value: VND 147,500,000	

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

3. Transactions between the Company's internal persons, related parties of internal persons, and subsidiaries or entities under the Company's control.

No.	Transaction Executor	Relationship with internal persons	Position 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	S-Service Management & Operation Joint Stock Company	Under common parent company, related to key management personnel		0107744812 issued by the Department of Planning and Investment of Hanoi City for the first time on March 2, 2017	9th Floor, Sunshine Center Building, No. 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Xuan La Construction Investment Joint Stock Company	January 2026 – June 2026	Electricity expenses, catering services and building service fees at Sunshine Center office and Tay Tuu Project, transaction value: VND 1,133,019,108	
2	Sunshine Saigon Group Joint Stock Company	Related to key management personnel		0315210233 issued by the Department of Planning and Investment of Ho Chi Minh City for the first time on August 8, 2018.	Commercial Unit No. S1.A2.02.03, 2nd Floor, S1 Tower, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Vietnam	Xuan La Construction Investment Joint Stock Company	March 2026; June 2026	Car rental fees under Car Lease Agreement No. 2912/2023/HDTX/SSSG-XL, transaction value: VND 120,000,000	

No.	Transaction Executor	Relationship with internal persons	Position 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	Real Tech Real Estate Group Joint Stock Company	Related to key management personnel		0315423182 first issued by the Ho Chi Minh City Department of Planning and Investment for the first time on December 5, 2018	Commercial Area No. S1.A2.02.03, 2nd Floor, S1 Tower, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Vietnam	Xuan La Construction Investment Joint Stock Company	February 2026; May 2026	Car rental fees under Car Lease Agreement No. 2011/2023/HDTX/RTE-XL, transaction value: VND 370,666,667	
							From May 20, 2026 to June 30, 2026	Accrued car rental expenses under Car Lease Agreement No. 2011/2023/HDTX/RTE-XL, transaction value: VND 109,333,333	
4	Sunshine Mart Service And Trading Business Company Limited	Under common parent company, related to key management personnel		0109334554 first issued by the Hanoi Department of Planning and Investment for the first time on September 8, 2020	1st Floor, Sunshine Center Building, No. 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Xuan La Construction Investment Joint Stock Company	February 2026	Catering services, transaction value: VND 368,181	

No.	Transaction Executor	Relationship with internal persons	Position 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	SCG Construction Group Joint Stock Company	Related to key management personnel		0108704763 first issued by the Hanoi Department of Planning and Investment the first time on April 17, 2019	8th Floor, Sunshine Center Building, No. 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Xuan La Construction Investment Joint Stock Company	May 2026	Landscape infrastructure construction expenses under Construction Agreement No. 3112/HDTC/SN-XL-SCG, transaction value: VND 729,493,637	
6	Sunshine Rental Joint Stock Company (formerly known as S-Homes Real Estate Investment and Business Joint Stock Company)	Related to key management personnel		0107069847 first issued by the Hanoi Department of Planning and Investment on October 28, 2015	10th Floor, Sunshine Center Building, No.16 Pham Hung, Tu Liem Ward, Hanoi City, Vietnam	Xuan La Construction Investment Joint Stock Company	January 2026 - April 2026	Loan under Loan Agreement No. 0901/2026/HDV/XL_S-HOMES, transaction value: VND 933,060,000,000	
							January 2026 - June 2026	Loan interest under Loan Agreement No. 0901/2026/HDV/XL_S-HOMES, transaction value: VND 13,920,242,191	

No.	Transaction Executor	Relationship with internal persons	Position 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	Wonderland Real Estate Joint Stock Company	Under common parent company, related to key management personnel		0108307903 issued by the Department of Planning and Investment of Hanoi City for the first time on June 02, 2018	9th Floor, Sunshine Center Building, No.16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Xuan La Construction Investment Joint Stock Company	January 2026 – June 2026	Loan interest under Loan Agreement No. 3012/2025/HDV/XL-WDL, transaction value: VND 2,339,167,123	
8	Fulland Real Estate Joint Stock Company	Related to key management personnel		0108307893, issued by the Hanoi Department of Planning and Investment for the first time on June 2, 2018	9th Floor, Sunshine Center Building, No.16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Xuan La Construction Investment Joint Stock Company	January 2026	Loan under Loan Agreement No. 3112/2025/HDV/XL-FULLAND, transaction value: VND 97,200,000,000	
							January 2026 – June 2026	Interest income on the loan under Loan Agreement No. 3112/2025/HDV/XL-FULLAND transaction value: VND 5,482,816,437	

No.	Transaction Executor	Relationship with internal persons	Position 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 Group Joint Stock Company	Parent company		0106771556 issued by the Department of Planning and Investment of Hanoi City for the first time on February 9, 2015	12th Floor, Sunshine Center Building, No.16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Xuan La Construction Investment Joint Stock Company	March 2026	Consulting and management service fees under Service Agreement No. 3103/2026/HDDV/SSG-XDXL, transaction value: VND 11,745,933,392	
10	DIA Investment Joint Stock Company	Under common parent company, related to key management personnel		0500468389 issued by the Department of Planning and Investment of Hanoi City for the first time on July 12, 2005	Lot C21-12, Dan Phuong High-end Ecological Urban Area, Dan Phuong Commune, Hanoi City, Vietnam	Xuan La Construction Investment Joint Stock Company	January 2026	Loan interest under Loan Agreement No. 1112/2025/HDVV/DIA-XL, transaction value: VND 67,808,219	
11	Sunshine Mart Trading and Services Business Company Limited	Under common parent company, related to key management personnel		0109334554 issued by the Department of Planning and Investment of Hanoi City for the first time on September 8, 2020	1st Floor, Sunshine Center Building, No.16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Hung Thinh Phat Housing Investment Company Limited	January 2026 – April 2026	Expenses for purchasing employee gift vouchers and catering services, transaction value: VND 1,908,290	

No.	Transaction Executor	Relationship with internal persons	Position 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
12	S-Service Management & Operation Joint Stock Company	Under common parent company, related to key management personnel		010774812 issued by the Department of Planning and Investment of Hanoi City for the first time on March 2, 2017	9th Floor, Sunshine Center Building, No.16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Hung Thinh Phat Housing Investment Company Limited	March 2026 – June 2026	Catering service, transaction value: VND 500,000	
13	NobleX Technology & Finance Group Joint Stock Company	Related to key management personnel of the parent company		0110657366 issued by the Department of Planning and Investment of Hanoi City for the first time on March 21, 2024	S-03, Sunshine Golden River Building – CT02A, Nam Thang Long Urban Area, Phase 3, Phu Thuong Ward, Hanoi City, Vietnam	Hung Thinh Phat Housing Investment Company Limited	February 2026 – June 2026	Advance payment made on behalf of the Company for employee gifts during public holidays and the Lunar transaction value: VND 1,000,000	

No.	Transaction Executor	Relationship with internal persons	Position 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	Smartmind Securities Joint Stock Company	Under common parent company, related to key management personnel		0304763878 issued by the Department of Planning and Investment of Hanoi City for the first time on December 28, 2006.	1st Floor and 6th Floor, Sunshine Center Building, No.16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Xuan Dinh Construction Investment Joint Stock Company	January 2026 – June 2026	Expenses related to issued bonds, transaction value: VND 2,122,145,000	
15	S-Service Management & Operation Joint Stock Company	Under common parent company, related to key management personnel		0107744812 issued by the Department of Planning and Investment of Hanoi City for the first time on March 2, 2017.	9th Floor, Sunshine Center Building, No.16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Xuan Dinh Construction Investment Joint Stock Company	January 2026 – June 2026	Real estate lease at the Sunshine City Project under Lease Agreements No. 01, 02, 03/2023/HDT/ XD-SSV, transaction value: VND 2,564,618,181	
								Building service fees and electricity expenses for the Sunshine Center office and Sunshine City Project, transaction value: VND 400,952,322	

No.	Transaction Executor	Relationship with internal persons	Position 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
16	Unicloud Technology Group Joint Stock Company	Under common parent company, related to key management personnel		0107432651 issued by the Department of Planning and Investment of Hanoi City for the first time on May 12, 2016.	10th Floor, Sunshine Center Building, No.16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Xuan Dinh Construction Investment Joint Stock Company	January 2026 – June 2026	Vehicle rental and software maintenance expenses, transaction value: VND 786,000,000	
17	Sunshine Mart Trading and Services Business Company Limited	Under common parent company, related to key management personnel		0109334554 issued by the Department of Planning and Investment of Hanoi City for the first time on September 8, 2020.	1st Floor, Sunshine Center Building, No.16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Xuan Dinh Construction Investment Joint Stock Company	January 2026 – March 2026	Real estate lease at the Sunshine City Project under Real Estate Lease Agreement No. 01-0110/2023/HDTMB/CITY/XD-SMART, transaction value: VND 336,072,000	
								Expenses for purchasing customer and employee gift vouchers and catering services, transaction value: VND 20,125,474	

No.	Transaction Executor	Relationship with internal persons	Position 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
18	Fulland Real Estate Joint Stock Company	Related to key management personnel		0108307893 issued by the Department of Planning and Investment of Hanoi City for the first time on June 2, 2018.	9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Xuan Dinh Construction Investment Joint Stock Company	January 2026 – June 2026	Loan interest under Loan Agreement No. 0103/2025/HDVV/XD-FULLAND, transaction value: VND 43,315,657,535	
19	Kien Long Commercial Joint Stock Bank	Related to key management personnel		1700197787 issued by the Department of Planning and Investment of Kien Giang Province for the first time on October 10, 1995.	No. 40-42-44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province, Vietnam	Xuan Dinh Construction Investment Joint Stock Company	March 24, 2026	Receipt of deposit for purchase of commercial area under Deposit Agreement No. 03/TTDC/KLB-XD dated March 24, 2026, transaction value: VND 41,217,136,000	
							January 2026 – March 2026	Real estate lease at the Sunshine City Project under Agreement No. 0609/2024/XD-KLB, transaction value: VND 409,288,092	
							March 30, 2026	Bank guarantee issuance fees, transaction value: VND 62,027,931	

No.	Transaction Executor	Relationship with internal persons	Position 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
20	CMQ Real Estate Investment and Development Joint Stock Company	Related to key management personnel		0111017915 issued by the Hanoi Department of Finance for the first time on April 8, 2025	18th Floor, CEO Building, Lot HH2-1, Me Tri Ha Urban Area, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Xuan Dinh Construction Investment Joint Stock Company	January 2026 – June 2026	Revenue sharing at the Sunshine City Project under Business Cooperation Agreement No. 03/2025/HDHT-XD-CMQ, transaction value: VND 334,562,463	
21	NobleX Technology & Finance Group Joint Stock Company	Related to key management personnel of the parent company		0110657366 issued by the Department of Planning and Investment of Hanoi City for the first time on March 21, 2024.	S-03 Sunshine Golden River Building - CT02A, Nam Thang Long Urban Area (Phase 3), Phu Thuong Ward, Hanoi City, Vietnam	Xuan Dinh Construction Investment Joint Stock Company	January 2026 – June 2026	Advance payment for employee gifts on public holidays and the Lunar New Year, transaction value: VND 6,800,000	
22	S-Service Management & Operation Joint Stock Company	Under common parent company, related to key		0107774812 issued by the Department of Planning and Investment of Hanoi City for	9th Floor, Center Building, No. 16 Pham Hung Street, Tu Liem	Anh Duong Star Joint Stock Company	January 2026 – June 2026	Building management and operation service fees for Sunshine Center, transaction value: VND 662,485,179	

No.	Transaction Executor	Relationship with internal persons	Position 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
		management personnel		the first time on March 2, 2017	Ward, Hanoi City, Vietnam			Building management service fees and electricity and water expenses at Sunshine Garden and Sunshine Palace Projects, transaction value: VND 210,668,247	
							March 2026 – June 2026	Meal service fees, transaction value: VND 98,032,233	
							January 2026	Construction and renovation works for Duplex apartments at Sunshine Palace Building under Construction and Repair Agreement No. 1108/2025/DUPLEX-AD1/HDSC/SADSSV dated August 11, 2025, transaction value: VND 288,560,000	

No.	Transaction Executor	Relationship with internal persons	Position 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
23	Sunshine Mart Trading and Services Business Company Limited	Under common parent company, related to key management personnel		0109334554 issued by the Department of Planning and Investment of Hanoi City for the first time on September 8, 2020	1st Floor, Sunshine Center Building, No. 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Anh Duong Star Joint Stock Company	January 2026 – June 2026	Gift sets, meal services, vouchers and office supplies, transaction value: VND 187,200,964	
24	Dynamic Innovation Company Limited	Under common parent company, related to key management personnel		0314269019 issued by the Department of Planning and Investment of Ho Chi Minh City for the first time on March 7, 2017	Commercial Unit No. S1.A2.01,02, 1st Floor, S1 Tower, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Vietnam	Anh Duong Star Joint Stock Company	January 2026 – June 2026	Car rental under Car Lease Agreement No. 1206/2024/HDTX/ DNM-SAD, transaction value: VND 61,000,000	

No.	Transaction Executor	Relationship with internal persons	Position 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
25	Unicloud Technology Group Joint Stock Company	Under common parent company, related to key management personnel		0107432651 issued by the Department of Planning and Investment of Hanoi City for the first time on May 12, 2016	10th Floor, Sunshine Center Building, No.16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Anh Duong Star Joint Stock Company	January 2026	Expenses for the supply and configuration of computer systems for elevators under Agreement No. 0402/2026/HDCH/SAD-UNI, transaction value: VND 21,484,000	
26	CMQ Real Estate Investment and Development Joint Stock Company	Related to key management personnel		0111017915 issued by the Hanoi Department of Finance for the first time on April 8, 2025	18th Floor, CEO Building, Lot HH2-1, Me Tri Ha Urban Area, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Anh Duong Star Joint Stock Company	January 2026 – June 2026	Revenue sharing at the Sunshine Garden Project under Business Cooperation Agreement No. 01/2025/HDHT-SAD-CMQ, transaction value: VND 87,773,373	
27	NobleX Technology & Finance Group Joint Stock Company	Related to key management personnel of the parent company		0110657366 issued by the Department of Planning and Investment of Hanoi City for	S-03, Sunshine Golden River Building – CT02A, Nam Thang Long	Anh Duong Star Joint Stock Company	January 2026 – June 2026	Car rental under Car Lease Agreement No. 1112/2025/HDTX/SAD-NOBLEX, transaction value: VND 150,000,000	

No.	Transaction Executor	Relationship with internal persons	Position 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
				the first time on March 21, 2024	Urban Area, Phase 3, Phu Thuong Ward, Hanoi City, Vietnam			Advance payment for employee gifts, transaction value: VND 8,000,000	
28	KS Group Joint Stock Company	Related to key management personnel		0109432720 issued by the Department of Planning and Investment of Hanoi City for the first time on November 25, 2020	2nd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Anh Duong Star Joint Stock Company	January 2026 – June 2026	Loan interest under Loan Agreement No. 21112025/HDCV/ SAD-KSG, transaction value: VND 9,405,685,478	
29	Fulland Real Estate Joint Stock Company	Related to key management personnel		0108307893 issued by the Department of Planning and Investment of Hanoi City for the first time on June 2, 2018	9th Floor, Sunshine Center Building, No.16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Anh Duong Star Joint Stock Company	January 2026 – June 2026	Loan interest under Loan Agreement No. 30122025/HDVV/ SAD-FL, transaction value: VND 12,755,978,082	
30	Sunshine Group Joint Stock Company	Parent company		0106771556 issued by the Department of Planning and	12th Floor, Sunshine Center Building,	Long Bien Construction Investment Joint Stock Company	March 31, 2026	Management consultancy service fee under Service	

No.	Transaction Executor	Relationship with internal persons	Position 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
				Investment of Hanoi City for the first time on February 9, 2015	No.16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam			Agreement No. 3103/2026/HDDV/SSG-XDLB dated March 31, 2026, transaction value: VND 16,031,610,234	
31	S-Service Management & Operation Joint Stock Company	Under common parent company, related to key management personnel		010774812 issued by the Department of Planning and Investment of Hanoi City for the first time on March 2, 2017	9th Floor, Sunshine Center Building, No. 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	Long Bien Construction Investment Joint Stock Company	March 2026 – June 2026	Meal service fees, transaction value: VND 3,250,000	
							January 2026 – June 2026	Service fees for apartments at the Sunshine Green Iconic Building, transaction value: VND 1,069,022,678	
32	CMQ Real Estate Investment and Development Joint Stock Company	Related to key management personnel		0111017915 issued by the Department of Planning and Investment of Hanoi City for the first time on April 8, 2025	18th Floor, CEO Building, Lot HH2-1, Me Tri Ha Urban Area, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Long Bien Construction Investment Joint Stock Company	April 2026	Revenue sharing from the leased commercial area of the Sunshine Green Iconic Project under Business Cooperation Agreement No. 07/2025/HDHT-LB-CMQ dated May 8, 2025, transaction value: VND 212,405,631	

No.	Transaction Executor	Relationship with internal persons	Position 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 Mart Trading and Services Business Company Limited	Under common parent company, related to key management personnel		0109334554 issued by the Department of Planning and Investment of Hanoi City for the first time on September 8, 2020	1st Floor, Sunshine Center Building, No.16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	Long Bien Construction Investment Joint Stock Company	January 2026 – April 2026	Expenses for employee gift vouchers, meal services, and Lunar New Year gift boxes, transaction value: VND 6,570,322	
34	Thai Minh Land Investment Joint Stock Company	Under common parent company, related to key management personnel		0110503750 issued by the Department of Planning and Investment of Hanoi City for the first time on October 10, 2023	Unit A-06, 1st Floor, Tower A, Sunshine Green Iconic Project, CT7 Lot, Nguyen Lam Street, Phuc Loi Ward, Hanoi City, Vietnam	Long Bien Construction Investment Joint Stock Company	January 2026 – June 2026	Lease of premises under Lease Agreement No. 02/2025/HDTMB/LB-TML dated April 1, 2025, transaction value: VND 78,000,000	

No.	Transaction Executor	Relationship with internal persons	Position 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
35	New Diamond Consultancy, Investment and Trading Joint Stock Company	Related to key management personnel		0101182966 issued by the Department of Planning and Investment of Hanoi City for the first time on November 20, 2001	Phung Town Industrial Cluster, Dan Phuong Commune, Hanoi City, Vietnam	Long Bien Construction Investment Joint Stock Company	March 31, 2026	Loan under Loan Agreement No. 3103/2026/HDVV/ CPTC-LONGBIEN dated March 31, 2026, loan principal: VND 2,000,000,000; loan interest: VND 40,328,767	
36	Wonderland Real Estate Joint Stock Company	Under common parent company, related to key management personnel		0108307903 issued by the Department of Planning and Investment of Hanoi City for the first time on June 2, 2018	9th Floor, Sunshine Center Building, No.16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Long Bien Construction Investment Joint Stock Company	January 2026 – June 2026	Loan interest under Loan Agreement No. 3012/2025/LB-WDL dated December 30, 2025, transaction value: VND 7,033,564,931; Outstanding loan principal: VND 150,130,000,000	
37	DIA Investment Joint Stock Company	Under common parent company, related to key management personnel		0500468389 issued by the Department of Planning and Investment of Hanoi City for the first time on July 12, 2005	Lot C21-12, Dan Phuong High-end Ecological Urban Area, Dan Phuong Commune, Hanoi City, Vietnam	Long Bien Construction Investment Joint Stock Company	January 2026	Loan interest under Loan Agreement No. 1112/2025/HDVV/ DIA-LB dated December 11, 2025, loan interest: VND 77,584,932	

No.	Transaction Executor	Relationship with internal persons	Position 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	Kien Long Commercial Joint Stock Bank	Related to key management personnel		1700197787 issued by the Department of Planning and Investment of Kien Giang Province for the first time on October 10, 1995	No. 40-42-44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province, Vietnam	Long Bien Construction Investment Joint Stock Company	January 2026 – June 2026	Demand deposit balance, transaction value: VND 9,009,740,959	
39	Bach Giang – DCI Investment Development Construction Joint Stock Company	A company related to the key management personnel of SSG		0101524708, issued by the Department of Planning and Investment of Hung Yen Province for the first time on September 8, 2004	Nhu Phuong Thuong Hamlet, Nghia Tru Commune, Hung Yen Province, Vietnam	Long Bien Construction Investment Joint Stock Company	Jun. 2026	Deposit for the purchase of shares under Deposit Agreement No. 1706/2026/HĐĐC/LB-DCI dated June 17, 2026. Transaction value: VND 692,250,000,000.	

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	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	NobleX Technology & Finance Group Joint Stock Company	Mr. Do Anh Tuan – Vice Chairman of the Board of Directors of the Company, formerly served as Chairman of the Board of Directors of NobleX	0110657366 issued by the Department of Planning and Investment of Hanoi City for the first time on March 21, 2024.	S-03, Sunshine Golden River Building – CT02A, Nam Thang Long Urban Area, Phase 3, Phu Thuong Ward, Hanoi City, Vietnam	March 31, 2026	Board of Directors' Resolution No. 23/2025/SSH/ NQ-HĐQT dated October 17, 2025	Lucky money for Lunar New Year 2026 and vouchers for April 30 and May 1 holidays, transaction value: VND 147,500,000	

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	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	Mr. Do Van Truong – General Director/Chairman of the Board of Directors of	0101358793 issued by the Department of	SH02-02, R2 Building, Sunshine	April 15, 2026;	Board of Directors'	Loan under Loan Agreement No. 30122025/HDCV/	

No.	Name of organization/ individual	Relationship	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
	Stock Company	Sao Anh Duong is a related person of Mr. Do Anh Tuan – Vice Chairman of the Board of Directors of the Company	Planning and Investment of Hanoi City for the first time on April 9, 2003.	Riverside Project, Lot CT03A-CT, CT03 Block, Nam Thang Long Urban Area, Phu Thuong Ward, Hanoi City, Vietnam	April 29, 2026; May 14, 2026; May 26, 2026; May 28, 2026; June 15, 2026	Resolution No. 31/2025/SSH/ NQ-HDQT dated December 30, 2025	SAD-SSH dated December 30, 2025, transaction value: VND 30,100,000,000; interest under Loan Agreement No. 30122025/HDCV/ SAD-SSH, transaction value: VND 7,573,150,685	
2	Sai Gon Sunshine Group Joint Stock Company	Ms. Do Thi Hong Nhung – General Director/Chairwoman of the Board of Directors of Sai Gon Sunshine is a related person of Mr. Do Anh Tuan – Vice Chairman of the Board of Directors of the Company	0315210233 issued by the Department of Planning and Investment of Ho Chi Minh City for the first time on August 8, 2018.	Commercial Unit No. S1.A2.02.03, 2nd Floor, Tower S1, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Vietnam	April 11, 2026; June 24, 2026	Board of Directors' Resolution No. 0108/2018/ NQ-HDQT/XDSS dated August 1, 2018	Car rental fee under Car Rental Agreement No. 04/HDTX/ XDSS-SSSG dated August 16, 2018, transaction value: VND 388,888,888	
					June 26, 2026	Board of Directors' Resolution No. 10/2023/SSH/ NQ-HDQT dated June 23, 2023	Office rental fee under Office Lease Agreement No. 01/2023/HDTVP/ SSSG-PTSSH dated June 25, 2023, transaction value: VND 64,636,364	

No.	Name of organization/ individual	Relationship	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 31, 2026; June 30, 2026	Board of Directors' Resolution No. 18/2025/SSH/ NQ-HDQT dated May 15, 2025	Car rental fee under Car Rental Agreement No. 01/2025/HDTX/ SSSG-SSH dated May 15, 2025, transaction value: VND 226,800,000	
3	S-Service Management & Operation Joint Stock Company	Ms. Le Thi Tuyet – Member of the Board of Directors of S-Service is a related person of Mr. Do Anh Tuan – Vice Chairman of the Board of Directors of the Company	0107744812 issued by the Department of Planning and Investment of Hanoi City for the first time on March 2, 2017.	9th Floor, Sunshine Center Building, No. 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	April 25, 2026	Board of Directors' Resolution No. 14/2024/SSH/ NQ-HDQT dated December 4, 2024	Business cooperation, management and operation Agreement for swimming pool No. 03/2024/HDHT/ SSH-SSV dated December 5, 2024, transaction value: VND 14,863,636	
					March 30, 2026 June 27, 2026	Board of Directors' Resolution No. 20/2023/SSH/ NQ-HDQT dated December 29, 2023	Basement area lease under Basement Area Lease Agreement No. 0201/2024/HDT/ SSH-SSV dated January 2, 2024, transaction value: VND 175,500,000	

No.	Name of organization/ individual	Relationship	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
					Quarters I and II of 2026	Board of Directors' Resolution No. 3012/2019/ NQ-HDQT/XDSS dated December 30, 2019	Sunshine Center building management and operation expenses, transaction value: VND 430,860,000	
					Quarters I and II of 2026	Board of Directors' Resolution No. 01/2024/SSH/ NQ-HDQT dated January 9, 2024	Security service expenses under Service Agreement No. 0901/2024/HDDVBV/ SSV-SSH, transaction value: VND 731,256,000	
					Quarters I and II of 2026	Board of Directors' Resolution No. 3012/2019/ NQ-HDQT/XDSS dated December 30, 2019	Common area water operating expenses, transaction value: VND 473,140,800	
					Quarters I and II of 2026	Board of Directors' Resolution No. 3012/2019/	Electricity expenses and building operation fees, transaction value: VND 428,560,541	

No.	Name of organization/ individual	Relationship	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
						NQ-HĐQT/XDSS dated December 30, 2019		
					Quarters I and II of 2026	Board of Directors' Resolution No. 06/2026/SSH/ NQ-HĐQT dated April 14, 2026	Meal allowance expenses, transaction value: VND 122,503,528	
4	Sunshine Mart Trading and Services Business Company Limited	Mr. Do Van Truong – General Director/Chairman of the Members' Council, Ms. Nguyen Thi Khanh My – Member of the Members' Council, and Ms. Le Thi Tuyet – Member of the Members' Council of Sunshine Mart are related persons of Mr. Do Anh Tuan – Vice Chairman of the Board of Directors of the Company	0109334554 issued by the Department of Planning and Investment of Hanoi City for the first time on September 8, 2020.	1st Floor, Sunshine Center Building, No.16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Quarters I and II of 2026	Board of Directors' Resolution No. 3112/2020/ NQ-HĐQT/XDSS dated December 31, 2020	Meal expenses, vouchers and office supplies, transaction value: VND 389,320,767	

4.3. Other transactions of the Company (if any) that may give rise to material or non-material benefits to members of the Board of Directors, members of the Supervisory Board, the Director (General Director), and other managers: None .

VIII. SHARE TRANSACTIONS OF INTERNAL PERSONS AND THEIR AFFILIATED PERSONS (SEMI-ANNUAL REPORT)

1. The list of internal persons and their affiliated persons

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No., date of issue, place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
A. BOARD OF DIRECTORS								
1	Nguyen Xuan Anh		Chairman			0	0%	
1.1	Nguyen Xuan Thuc					0	0%	Father

1.2	Le Thi Mien					0	0%	Mother
1.3	Nguyen Xuan Quang					0	0%	Older brother
1.4	Nguyen Thi Thanh Ha					0	0%	Sister-in-law
1.5	Nguyen Thi Mai Anh					0	0%	Younger sister

1.6	Nguyen Thi Mai Lien					0	0%	Wife
1.7	Nguyen Tue An					0	0%	Daughter
1.8	Nguyen Thai Uyen					0	0%	Daughter
1.9	Nguyen Van Nghia					0	0%	Father-in-law

1.10	Pham Thi Chuc					0	0%	Mother-in-law
1.11	Sunshine VNE Investment, Trade and Construction Development Joint Stock Company			0109187797 issued by the Department of Planning and Investment of Hanoi City for the first time on May 19, 2020	Villa LP4-SL50, Plot TT116-8, Southeast Land Area, Nam An Khanh New Urban Area, An Khanh Commune, Hanoi City, Vietnam	0	0%	Mr. Nguyen Xuan Anh is a Member of the Board of Directors /Major Shareholder
1.12	Xuan La Construction Investment Joint Stock Company			0107565651 issued by the Department of Planning and Investment of Hanoi City for the first time on September 15, 2016	4th Floor, Sunshine Center Building, No. 16 Pham Hung, Tu Liem Ward, Hanoi City, Vietnam	0	0%	Mr. Nguyen Xuan Anh is the representative of shareholders
1.13	Hung Thinh Phat Housing Investment Company Limited			0108325719 issued by the Department of Planning and Investment of Hanoi City for the first time on June 14, 2018	11th Floor, Sunshine Center Building, No. 16 Pham Hung Street, Tu Liem Ward, Ha Noi City, Vietnam	0	0%	Mr. Nguyen Xuan Anh is the Chairman of the Company/ Representative managing the capital contribution

1.14	Anh Duong Star Joint Stock Company			0101358793 issued by the Department of Planning and Investment of Hanoi City for the first time on April 9, 2003	SH02-02, R2 Building, Sunshine Riverside Project, Lot CT03A-CT, CT03 Block, Nam Thang Long Urban Area, Phu Thuong Ward, Hanoi City, Vietnam	0	0%	Mr. Nguyen Xuan Anh is the representative of shareholders
1.15	Long Bien Construction Investment Joint Stock Company			0108715437 issued by the Department of Planning and Investment of Hanoi City for the first time on April 24, 2019	Operation Building, Lot CT7, Nguyen Lam Street, Phuc Loi Ward, Ha Noi City, Vietnam	0	0%	Mr. Nguyen Xuan Anh is the representative of shareholders
1.16	Sunshine Tay Ho Joint Stock Company			0108268436 issued by the Department of Planning and Investment of Hanoi City for the first time on May 9, 2018	12th Floor, Sunshine Center Building, No.16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	0	0%	Mr. Nguyen Xuan Anh is the Chairman of the Board of Directors/ Representative of shareholder
1.17	SCG Construction Group Joint Stock Company			0108704763 issued by the Department of Planning and Investment of Hanoi City for the first time on April 17, 2019.	8th Floor, Sunshine Center Building, No. 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	0	0%	Mr. Nguyen Xuan Anh is the General Director/Legal Representative
1.18	Sunshine Group Joint Stock Company			0106771556 issued by the Department of Planning and Investment of Hanoi City for the first time on February 09, 2015	12th Floor, Sunshine Center Building, No.16 Pham Hung, Tu Liem Ward, Hanoi City, Vietnam	374.867.070	99,96%	Mr. Nguyen Xuan Anh is the Deputy General Director

1.19	Sunshine – Design Joint Stock Company			0107431961 issued by the Department of Planning and Investment of Hanoi City for the first time on May 12, 2016	3th Floor, Sunshine Center Building, No.16 Pham Hung, Tu Liem Ward, Hanoi City, Vietnam	0	0%	Mr. Nguyen Xuan Anh is a member of the Board of Directors/ Representative of shareholder
1.20	S - Decoro Joint Stock Company			0109383914 issued by the Department of Planning and Investment of Hanoi City for the first time on October 20, 2020	3rd Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	0	0%	Mr. Nguyen Xuan Anh is the Chairman of the Board of Directors/ Representative managing the shares of the major shareholde
1.21	Hung Dung Phu Yen Trading and Services Joint Stock Company			0302102110 issued by the Department of Planning and Investment of Phu Yen Province for the first time on October 6, 2000	No. 21 Doc Lap Street, Tuy Hoa Ward, Dak Lak Province, Vietnam	0	0%	Mr. Nguyen Xuan Anh is the Director/Legal Representative /Chairman of the Board of Directors
2	Do Anh Tuan		Vice Chairman			0	0%	

2.1	Ngo Thi Hong Nhan					0	0%	Mother
2.2	Nguyen Thi Khanh My					0	0%	wife
2.3	Nguyen The Manh					0	0%	Father-in-law
2.4	Bui Thi Khanh Hoa					0	0%	Mother-in-law

2.5	Do Minh Phuong					0	0%	Daughter
2.6	Do Anh Duong					0	0%	Daughter
2.7	Do Anh Thu					0	0%	Daughter
2.8	Do Anh Chi					0	0%	Daughter
2.9	Do Anh Minh					0	0%	Son
2.10	Do Anh Quang					0	0%	Son

2.11	Do Van Truong					0	0%	Younger brother
2.12	Do Thi Hong Nhung					0	0%	Younger sister
2.13	Le Thi Tuyet					0	0%	Sister-in-law

2.14	Sunshine Group Joint Stock Company			0106771556 issued by the Department of Planning and Investment of Hanoi City for the first time on February 9, 2015	12th Floor, Sunshine Center Building, No. 16 Pham Hung, Tu Liem Ward, Hanoi City, Vietnam	374.867.070	99,96%	Mr. Do Anh Tuan is the Chairman / major shareholder/ Legal Representative
2.15	Sunshine Development Group Joint Stock Company			0107397372 issued by the Department of Planning and Investment of Hanoi City for the first time on April 13, 2016	9th Floor, Sunshine Center Building, No. 16 Pham Hung, Tu Liem Ward, Hanoi City, Vietnam	0	0%	Mr. Do Anh Tuan is a major shareholder
2.16	SCG Construction Group Joint Stock Company			0108704763 issued by the Department of Planning and Investment of Hanoi City for the first time on April 17, 2019	8th Floor, Sunshine Center Building, No. 16 Pham Hung, Tu Liem Ward, Hanoi City, Vietnam	0	0%	Mr. Do Anh Tuan is the Vice Chairman /major shareholder
2.17	Sunshine Rental Joint Stock Company			0107069847 issued by the Department of Planning and Investment of Hanoi City for the first time on October 28, 2015	10th Floor, Sunshine Center Building, 16 Pham Hung, Tu Liem Ward, Hanoi City, Vietnam	0	0%	Mr. Do Anh Tuan is the Chairman /Legal Representative /major shareholder

2.18	S"School Joint Stock Company			0108522883 issued by the Department of Planning and Investment of Hanoi City for the first time on November 22, 2018	9th Floor, Sunshine Center Building, 16 Pham Hung, Tu Liem Ward,Hanoi City, Vietnam	0	0%	Mr. Do Anh Tuan is a major shareholder
2.19	Anh Duong Entertainment Joint Stock Company			4201397634 issued by the Department of Planning and Investment of Khanh Hoa Province for the fist time on December 12, 2011	38B Nguyen Thi Dinh, Phuoc Long Ward, Nha Trang City, Khanh Hoa Province, Vietnam	0	0%	Mr. Do Anh Tuan is a major shareholder
2.20	Sunshine - Design Joint Stock Company			0107431961 issued by the Department of Planning and Investment of Hanoi City for the fist time on May 12, 2016	9th Floor, Sunshine Center Building, No. 16 Pham Hung, Tu Liem Ward, Hanoi City, Vietnam	0	0%	Mr. Do Anh Tuan is the Deputy General Director
2.21	KS Group Joint Stock Company			0109432720 issued by the Department of Planning and Investment of Hanoi City for the first time on November 25, 2020	12th Floor, Sunshine Center Building, No.16 Pham Hung, Tu Liem Ward,Hanoi City, Vietnam	0	0%	Mr. Do Anh Tuan indirectly controls

2.22	Thien Hai Joint Stock Company			3400507953 issued by the Department of Planning and Investment of Binh Thuan Province for the first time on December 21, 2007	No. 257, 19/4 Street, Ham Thang Ward, Lam Dong Province, Vietnam	0	0%	Mr. Do Anh Tuan exercises indirect control/ Representative of the major shareholders
2.23	Sunshine Tay Ho Joint Stock Company			0108268436 issued by the Department of Planning and Investment of Hanoi City for the first time on May 9, 2018	12th Floor, Sunshine Center Building, No. 16 Pham Hung, Tu Liem Ward, Hanoi City, Vietnam	0	0%	Mr. Do Anh Tuan exercises indirect control/ Representative of the major shareholders
2.24	Hung Thinh Phat Housing Investment Company Limited			0108325719 issued by the Department of Planning and Investment of Hanoi City for the first time on June 14, 2018	11th Floor, Sunshine Center Building, No. 16 Pham Hung, Tu Liem Ward, Hanoi City, Vietnam	0	0%	Mr. Do Anh Tuan exercises indirect control
2.25	Xuan La Construction Investment Joint Stock Company			0107565651 issued by the Hanoi Department of Planning and Investment for the first time on September 15, 2016	4th Floor, Sunshine Center Building, No. 16 Pham Hung, Tu Liem Ward, Hanoi City, Vietnam	0	0%	Mr. Do Anh Tuan exercises indirect control

2.26	Xuan Dinh Construction Investment Joint Stock Company			0107565644 issued by the Department of Planning and Investment of Hanoi City for the first time on September 15, 2016	9th Floor, Sunshine Center Building, No.16 Pham Hung, Tu Liem Ward, Hanoi City, Vietnam	0	0%	Mr. Do Anh Tuan exercises indirect control
2.27	Long Bien Construction Investment Joint Stock Company			0108715437 issued by the Department of Planning and Investment of Hanoi City for the first time on April 24, 2019	Operation Building, CT7 Lot, Nguyen Lam Street, Phuc Loi Ward, Ha Noi City, Vietnam	0	0%	Mr. Do Anh Tuan exercises indirect control
2.28	New Diamond Consultancy, Investment and Trading Joint Stock Company			0101182966 issued by the Department of Planning and Investment of Hanoi City for the first time on January 2, 2001	Phung Town Industrial Cluster, Dan Phuong Commue, Hanoi City, Vietnam	0	0%	Mr. Do Anh Tuan is the Deputy General Director
2.29	Anh Duong Star Joint Stock Company			0101358793 issued by the Department of Planning and Investment of Hanoi City for the first time on April 9, 2003	SH02-02, R2 Building, Sunshine Riverside Project, Lot CT03A-CT, CT03 Block, Nam Thang Long Urban Area, Phu Thuong Ward, Hanoi City, Vietnam	0	0%	Mr. Do Anh Tuan exercises indirect control

2.30	Dynamic Innovation Company Limited			0314269019 issued by the Department of Planning and Investment of Ho Chi Minh City for the first time on March 7, 2017	Commercial Area S1.A2.01.02, 1st Floor, S1 Tower, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Vietnam	0	0%	Mr. Do Anh Tuan exercises indirect control
2.31	Smartmind Securities Joint Stock Company			0304763878 issued by the Department of Planning and Investment of Hanoi City for the first time on January 06, 2007	1st and 6th Floors, Sunshine Center Building, No. 16 Pham Hung, Tu Liem Ward, Hanoi City, Vietnam	0	0%	Mr. Do Anh Tuan exercises indirect control
2.32	Sunshine Sky Villa Joint Stock Company			0108359563 issued by the Department of Planning and Investment of Hanoi City for the first time on July 10, 2018	9th Floor, Sunshine Center Building, No. 16 Pham Hung, Tu Liem Ward, Hanoi City, Vietnam	0	0%	Mr. Do Anh Tuan exercises indirect control
2.33	Unicloud Technology Group Joint Stock Company			0107432651 issued by the Department of Planning and Investment of Hanoi City for the first time on May 12, 2016	10th Floor, Sunshine Center Building, No. 16 Pham Hung, Tu Liem Ward, Hanoi City, Vietnam	0	0%	Mr. Do Anh Tuan exercises indirect control

2.34	Sunshine Mart Service and Trading Business Company Limited			0109334554 issued by the Department of Planning and Investment of Hanoi City for the first time on September 8, 2020	1st Floor, Sunshine Center Building, No. 16 Pham Hung, Tu Liem Ward, Hanoi City, Vietnam	0	0%	Mr. Do Anh Tuan exercises indirect control
2.35	S-Service Management & Operation Joint Stock Company			0107744812 issued by the Department of Planning and Investment of Hanoi City for the first time on March 02, 2017	9th Floor, Sunshine Center Building, No. 16 Pham Hung, Tu Liem Ward, Hanoi City, Vietnam	0	0%	Mr. Do Anh Tuan exercises indirect control
2.36	Nanochip Joint Stock Company			0313885664 issued by the Department of Planning and Investment of Ho Chi Minh City for the first time on June 29, 2016	L17-11, 17th Floor, Vincom Center Building, 72 Le Thanh Ton Street, Sai Gon Ward, Ho Chi Minh City, Vietnam	0	0%	Mr. Do Anh Tuan exercises indirect control
2.37	Unicloud Technology Investment Joint Stock Company			0109656689 issued by the Department of Planning and Investment of Hanoi City for the first time on June 02, 2021	6th Floor, Sunshine Center Building, No. 16 Pham Hung, Tu Liem Ward, Hanoi City, Vietnam	0	0%	Mr. Do Anh Tuan exercises indirect control
2.38	Sunshine Maple Bear Education Company Limited			0108078467 issued by the Department of Planning and Investment of Hanoi City for the first time on November 30, 2017	1st Floor, Sunshine Palace Apartment Building, Lot C2/CN3, Alley 13 Linh Nam Street, Vinh Tuy Ward, Hanoi City, Vietnam	0	0%	Mr. Do Anh Tuan exercises indirect control

2.39	S-Service Saigon Joint Stock Company			0315954049 issued by the Department of Planning and Investment of Ho Chi Minh City for the first time on October 11, 2019	Commercial Area No. S1.A2.01.01, Floor 01, S1 Tower, No. 23 Phu Thuan Street, Tan My Ward, Ho Chi Minh City, Vietnam	0	0%	Mr. Do Anh Tuan exercises indirect control
2.40	Regent Capital Investment Group Joint Stock Company			0111170536, 0111170536 issued by the Department of Finance of Hanoi City for the first time on August 8, 2025	11th Floor, Sunshine Center Building, No. 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	0	0%	Mr. Do Anh Tuan is a major shareholder
2.41	Marina 3 Joint Stock Company			0108489403 issued by the Department of Planning and Investment of Hanoi City for the first time on October 26, 2018	9th Floor, Sunshine Center Building, No. 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	0	0%	Mr. Do Anh Tuan exercises indirect control
2.42	DIA Investment Joint Stock Company			0500468389 issued by the Department of Planning and Investment of Hanoi City for the first time on June 24, 2005	Lot C21-12, Dan Phuong High-End Ecological Urban Area, Dan Phuong Commune, Hanoi City, Vietnam	0	0%	Mr. Do Anh Tuan is the authorized representative of the major shareholder's shareholding / exercises indirect control

2.43	DAT Holding Company Limited			0111148386 issued by the Department of Planning and Investment of Hanoi City for the first time on July 24, 2025	10th Floor, Sunshine Center Building, No. 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	0	0%	Mr. Do Anh Tuan is the owner / General Director / Legal Representative
2.44	Wonderland Real Estate Joint Stock Company			0108307903 issued by the Department of Planning and Investment of Hanoi City for the first time on June 02, 2018	9th Floor, Sunshine Center Building, No. 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	0	0%	Mr. Do Anh Tuan exercises indirect control
2.45	Thai Minh Land Investment Joint Stock Company			0110503750 issued by the Department of Planning and Investment of Hanoi City for the first time on October 10, 2023	Unit A-06, 1st Floor, Building A, Sunshine Green Iconic Project, At CT7 Land Lot, Nguyen Lam Street, Phuc Loi Ward, Hanoi City, Vietnam	0	0%	Mr. Do Anh Tuan exercises indirect control
2.46	Ha Son Construction Investment Joint Stock Company			0101594060 issued by the Department of Planning and Investment of Hanoi City for the first time on December 30, 2004	No. 189 Tran Binh Street, Tu Liem Ward, Hanoi City, Vietnam	0	0%	Mr. Do Anh Tuan is a major shareholder

2.47	Phu Thuong Education Investment Company Limited			0107520675 issued by the Department of Planning and Investment of Hanoi City for the first time on July 28, 2016	10th Floor, Sunshine Center Building, No. 16 Pham Hung, Tu Liem Ward, Hanoi City, Vietnam	0	0%	Mr. Do Anh Tuan exercises indirect control
3	Jun Sungbae		Board Member/ General Director/ Legal Representative			0	0%	
3.1	Jun You Sun					0	0%	Father
3.2	Yoon Jungsoon					0	0%	Mother
3.3	Jeon Seong Ha					0	0%	Younger sister

3.4	Jun Huy Hoang					0	0%	Son
3.5	Sunshine Group Joint Stock Company			0106771556 issued by the Department of Planning and Investment of Hanoi City for the first time on February 9, 2015	12th Floor, Sunshine Center Building, No. 16 Pham Hung, Tu Liem Ward, Hanoi City, Vietnam	0	0%	Mr. Jun Sungbae is the Member of the Board of Directors
3.6	BIGFUTURE Joint Stock Company			319-86-03583, issued by the National Tax Service of Korea on December 24, 2025	Room 402, 4th Floor, No. 20, Hakdong-Ro 24-Gil, Gangnam-Gu, Seoul 06157, Republic Of Korea	0	0%	Mr. Jun Sungbae is the General Director/ Legal Representative
4	Nguyen Viet Hai		Board Member			0	0%	

4.1	Nguyen Van Dung					0	0%	Father
4.2	Pham Thi Thanh Hoai					0	0%	Mother
4.3	Nguyen Viet Long					0	0%	Father-in-law
4.4	Pham Thi Thom					0	0%	Mother-in-law

4.5	Nguyen Viet Hung					0	0%	Older brother
4.6	Nguyen Quynh Anh					0	0%	Sister-in-law
4.7	Nguyen Viet Ha					0	0%	Wife
4.8	Nguyen Hai Phong					0	0%	Son

4.9	Nguyen Hai Thu					0	0%	Daughter
4.10	Nguyen Hai Quyen					0	0%	Daughter
5.11	Sunshine - Design Joint Stock Company			0107431961 issued by the Department of Planning and Investment of Hanoi City for the first time on May 12, 2016	9th Floor, Sunshine Center Building, No.16 Pham Hung, Tu Liem Ward, Hanoi City, Vietnam	0	0%	Mr. Hai is the Deputy General Director
5	Le Thao Linh		Independent Member			0	0%	

5.1	Le Quang Viet					0	0%	Father
5.2	Pham Thi Men					0	0%	Mother
5.3	Nguyen Quang Quyen					0	0%	Father-in-law
5.4	Nguyen Thi Khoa					0	0%	Mother-in-law
5.5	Nguyen Quang Toan					0	0%	Husband

5.6	Le Dinh Bao Chau					0	0%	Younger brother
5.7	Nguyen Quang Khoi Nguyen					0	0%	Son

B. CORPORATE GOVERNANCE OFFICER

6	Dang Thi Thuy Linh					0	0%	
6.1	Dang Tien Binh					0	0%	Father
6.2	Le The Dat					0	0%	Husband

6.3	Dao Thi Khanh					0	0%	Mother-in-law
6.4	Dang Thi Hong Van					0	0%	Older sister
6.5	Nguyen Van Nghia					0	0%	Brother-in-law
6.6	Dang Viet Hoa					0	0%	Younger brother

6.7	Le Duc Phuc					0	0%	Son
6.8	Le Bao Lam					0	0%	Son
C. BOARD OF MANAGEMENT								
1	Jun Sungbae		General Director			0	0%	As presented in the Board of Directors section
D. LEGAL REPRESENTATIVE								
1	Jun Sungbae		Legal Representative					As presented in the Board of Directors section
E. BOARD OF SUPERVISORS								
1	Dao Ngoc Tuan Anh		Head of the Board of Supervisors			0	0%	

1.1	Dao Van Tu					0	0%	Father
1.2	Pham Thi Mai					0	0%	Mother
1.3	Vu Dinh Phong					0	0%	Father-in-law
1.4	Le Thi Minh Hung					0	0%	Mother-in-law
1.5	Dao Thi Thuy Trang					0	0%	Younger sister

1.6	Vu Thi Hoang Anh					0	0%	Wife
1.7	Vu Thi Ham Yen					0	0%	Sister-in-law
1.8	Dao Tuan Khang					0	0%	Son
1.9	Dao Ngoc Gia Han					0	0%	Daughter
2	Nguyen Duc Tung		Member of the Board of Supervisors			0	0%	



2.1	Nguyen Duc Nghia					0	0%	Father
2.2	Nguyen Thi Ha					0	0%	Mother
2.3	Nguyen Duc Tien					0	0%	Older brother

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2.4	Pham Thi En Thoa					0	0%	Wife
2.5	Pham Van Tan					0	0%	Father-in-law
2.6	Ngo Thi Lan					0	0%	Mother-in-law

2.7	Giang Thi Hanh					0	0%	Sister-in-law
2.8	Nguyen Duc Thanh					0	0%	Son
2.9	Nguyen Tra My					0	0%	Daughter
3	Le Thi Thu Giang		Member of the Board of Supervisors			0	0%	

3.1	Le Van Kha					0	0%	Father
3.2	Luong Thi Mai					0	0%	Mother
3.3	Le Trung Kien					0	0%	Older brother
3.4	Le Bao Ngoc					0	0%	Daughter

3.5	Le Thi Mai					0	0%	Sister-in-law
3.6	Thuan Phu Lang Co Development Investment Joint Stock Company			3300526896 issued by the Department of Planning and Investment of Thua Thien Hue Province for the first time on January 4, 2018	Phu Hai Hamlet, Chan May – Lang Co Commune, Hue City, Vietnam	0	0%	Head of the Board of Supervisors

F. CHIEF ACCOUNTANT AND PERSON AUTHORIZED TO DISCLOSE INFORMATION

1	Nguyen Ha Anh		Chief Accountant, Authorized Person for Information Disclosure			0	0%	
1.1	Nguyen Minh Son					0	0%	Father

1.2	Bui Thi Ha					0	0%	Mother
1.3	Nguyen Thi Hang					0	0%	Wife
1.4	Nguyen Van Han					0	0%	Father-in-law
1.5	Do Thi Phuong					0	0%	Mother-in-law
1.6	Nguyen Hoang Vu					0	0%	Son

IX. OTHER SIGNIFICANT ISSUES: None. *trên*

Recipients:

- Archived: VT.;
- As addressed to.

CHAIRMAN OF THE BOARD OF DIRECTORS

(Signed and sealed)



NGUYEN XUAN ANH