

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

CONSOLIDATED FINANCIAL STATEMENTS
For the 1st Quarter 2026



TABLE OF CONTENTS

<u>CONTENTS</u>	<u>PAGE(S)</u>
STATEMENT OF THE EXECUTIVE BOARD	1 - 2
CONSOLIDATED STATEMENT OF FINANCIAL POSITION	3 - 4
CONSOLIDATED INCOME STATEMENT	5
CONSOLIDATED CASH FLOW STATEMENT	6 - 7
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS	8 - 51

STATEMENT OF THE BOARD OF EXECUTIVE OFFICERS

The Board of Executive Officers of Sunshine Group Joint Stock Company ("the Holding company") presents this report together with the consolidated financial statements of the Holding company and its subsidiaries ("the Company") for the Q1/2026.

THE BOARD OF DIRECTORS AND EXECUTIVE OFFICERS

The Board of Directors and Executive Officers of the Company during the year and to the date of this report are as follows:

Board of Directors:

Mr. Do Anh Tuan	Chairman
Mr. Do Van Truong	Member
Mr. Vu Le Hieu	Member
Ms. Nguyen Thi Phuong Loan	Member
Mr. Jun Sungbae	Member

Board of Executive Officers:

Ms. Nguyen Thi Phuong Loan	Chief Executive Officer
Mr. Cao Phi Hung	Executive Officer
Mr. Le Van Nho	Executive Officer
Mr. Nguyen Thanh Hung	Executive Officer
Mr. Dinh Chi Hieu	Executive Officer
Mr. Nguyen Xuan Anh	Executive Officer
Ms. Nguyen Thi Thanh Ngoc	Executive Officer
Mr. Nguyen Khac Trung	Executive Officer (appointed on 07 January 2026)

THE EXECUTIVE BOARD'S STATEMENT OF RESPONSIBILITY

The Board of Executive Officers of the Company is responsible for preparing the consolidated financial statements for Q1/2026, which give a true and fair view of the consolidated financial position of the Company as at 31 March 2025 and its consolidated financial performance, and its consolidated cash flows for the year then ended in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to consolidated financial reporting. In preparing these consolidated financial statements, the Board of Executive Officers is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the consolidated financial statements;
- Prepare the consolidated financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business; and
- Design and implement an effective internal control system to properly prepare and present the consolidated financial statements to minimize errors and fraud.

SUNSHINE GROUP JOINT STOCK COMPANY

12th Floor, Sunshine Center Building, 16 Pham Hung,
Tu Liem Ward, Hanoi, Vietnam

STATEMENT OF THE BOARD OF EXECUTIVE OFFICERS (Continued)

The Board of Executive Officers is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the consolidated financial position of the Company and that the consolidated financial statements comply with Vietnamese Accounting Standards, accounting regime for enterprises, and legal regulations relating to consolidated financial reporting. The Board of Executive Officers is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps to prevent and detect frauds and other irregularities.

The Board of Executive Officers confirms that the Company has complied with the above requirements in preparing these consolidated financial statements Q1/2026.

For and on behalf of the Board of Executive Officers.



Nguyễn Thị Phương Loan
Chief Executive Officer

HaNoi, 25 April 2026

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31 March 2026

Unit: VND

ASSETS	Codes	Notes	31/03/2026	01/01/2026
A. CURRENT ASSETS	100		77,833,507,028,931	81,393,558,060,526
I. Cash and cash equivalents	110	4	829,194,214,223	4,800,844,356,509
1. Cash	111		829,194,214,223	4,790,844,356,509
2. Cash equivalents	112		-	10,000,000,000
II. Short-term financial investments	120	5	18,929,933,509,643	22,113,621,989,988
1. Trading securities	121		1,378,770,811,136	1,167,690,661,136
2. Short-term held-to-maturity investments	123		17,551,162,698,507	20,945,931,328,852
III. Short-term receivables	130		41,418,760,929,909	37,832,806,566,971
1. Short-term trade receivables	131	6	1,316,296,527,124	1,328,527,312,088
2. Short-term advances to suppliers	132	7	12,880,652,077,613	13,316,870,859,358
3. Other short-term receivables	135	8	27,237,555,350,288	23,203,151,420,641
4. Provision for short-term	136		(15,743,025,116)	(15,743,025,116)
IV. Inventories	140		14,519,720,046,603	14,687,123,547,104
1. Inventories	141	9	14,521,398,140,498	14,688,801,640,999
2. Provision for devaluation of inventories	142		(1,678,093,895)	(1,678,093,895)
V. Other short-term assets	160		2,135,898,328,553	1,959,161,599,954
1. Short-term deferred expenses	161	10	1,594,516,925,956	1,235,067,334,400
2. Value added tax deductibles	162		538,518,264,158	570,011,451,082
3. Taxes and other receivables from the State budget	163	11	2,863,138,439	154,082,814,472
B. NON-CURRENT ASSETS	200		43,421,975,091,676	38,750,114,460,461
I. Long-term receivables	210		1,064,303,974,214	6,874,775,933,909
1. Other long-term receivables	215	8	1,064,303,974,214	6,874,775,933,909
II. Fixed assets	220		520,039,368,607	514,508,004,959
1. Tangible fixed assets	221	12	495,012,756,982	489,467,692,105
- Cost	222		743,649,951,840	729,521,589,510
- Accumulated depreciation	223		(248,637,194,858)	(240,053,897,405)
2. Intangible assets	227	13	25,026,611,625	25,040,312,854
- Cost	228		69,766,540,061	68,723,760,528
- Accumulated amortisation	229		(44,739,928,436)	(43,683,447,674)
III. Investment property	240	14	1,155,835,350,567	1,163,404,117,048
- Cost	241		1,846,859,711,560	1,846,859,711,560
- Accumulated depreciation	242		(691,024,360,993)	(683,455,594,512)
IV. Long-term assets in progress	250		21,620,250,814,145	20,002,059,348,972
1. Long-term construction in progress	252	15	21,620,250,814,145	20,002,059,348,972
V. Long-term financial investments	260		18,975,463,119,695	10,099,422,112,229
1. Investments in joint-ventures,	262	16	2,655,084,828,100	2,653,456,457,423
2. Equity investments in other entities	263	16	5,713,150,780,000	5,713,150,780,000
3. Provision for impairment of long-term financial investments	264		(1,975,402,988)	(1,975,402,988)
4. Long-term held-to-maturity investments	265	5	10,609,202,914,583	1,734,790,277,794
VI. Other long-term assets	270		86,082,464,448	95,944,943,344
1. Long-term deferred expenses	271	10	79,070,809,447	88,933,288,343
2. Deferred tax assets	272		7,011,655,001	7,011,655,001
TOTAL ASSETS (280=100+200)	280		121,255,482,120,607	120,143,672,520,987

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (Continued)

As at 31 March 2026

Unit: VND

RESOURCES	Codes	Notes	31/03/2026	01/01/2026
C. LIABILITIES	300		101,095,017,608,699	100,280,401,189,169
I. Current liabilities	310		52,148,364,180,374	52,774,312,211,905
1. Short-term trade payables	311	17	1,437,452,921,660	1,651,689,533,526
2. Short-term advances from customers	312	18	27,587,064,921,272	24,556,045,140,002
3. Short-term taxes and amounts payable to the State budget	314	11	5,159,220,124,676	6,384,946,302,530
4. Payables to employees	315		35,579,583,891	63,333,895,562
5. Short-term accrued expenses	316	19	5,472,852,103,286	5,213,185,745,740
6. Short-term unearned revenue	319	20	20,033,828,575	26,250,320,343
7. Other current payables	320	21	5,834,967,730,102	5,713,031,925,244
8. Short-term loans and obligations under finance leases	321	22	6,595,170,897,088	9,159,798,827,577
9. Short-term provisions	322		1,855,325,376	1,863,776,933
10. Bonus and welfare funds	323		4,166,744,448	4,166,744,448
II. Long-term liabilities	330		48,946,653,428,325	47,506,088,977,264
1. Long-term accrued expenses	334	19	135,880,665,625	170,866,848,994
2. Long-term unearned revenue	337	20	214,038,521,457	215,286,511,856
3. Other long-term payables	338	21	33,580,956,128,012	32,622,062,128,012
4. Long-term loans and obligations under finance leases	339	23	14,982,218,019,922	14,463,646,311,151
5. Deferred tax liabilities	342		24,154,999,875	24,927,539,812
6. Long-term provisions	343		9,405,093,434	9,299,637,439
D. EQUITY	400	24	20,160,464,511,908	19,863,271,331,818
1. Owner's contributed capital	411		8,997,873,080,000	8,997,873,080,000
- Ordinary shares carrying voting rights	411a		8,997,873,080,000	8,997,873,080,000
2. Share premium	412		(3,505,185,185)	(3,505,185,185)
3. Other owner's capital	419		(2,010,078,875,908)	(2,010,078,875,908)
4. Retained earnings	420		10,451,617,011,033	10,166,724,173,534
- Retained earnings/(losses) accumulated to the prior year end	420a		10,166,724,173,534	2,031,352,194,033
- Retained earnings/(losses) of the current period/year	420b		284,892,837,499	8,135,371,979,501
5. Non-controlling interests	429		2,724,558,481,968	2,712,258,139,377
TOTAL RESOURCES (440=300+400)	440		121,255,482,120,607	120,143,672,520,987

Preparer

Chief Accountant

Approved, 25 April 2026

Legal Representative

Nguyen Huu Khanh

Ho Duc Viet

Nguyen Thi Phuong Loan



CONSOLIDATED INCOME STATEMENT
For the period from 01 January to 31 March 2026

Unit: VND

ITEMS	Cod es	No tes	Q1/2026	Q1/2025
1. Gross revenue from goods sold and services rendered	01	25	767,636,741,709	417,439,734,059
Deductions	02		880,275,544	3,770,579,533
2. Net revenue from goods sold and services rendered (10=01-02)	10		766,756,466,165	413,669,154,526
3. Cost of sales	11	26	305,142,530,021	322,579,491,649
4. Gross profit from goods sold and services rendered (20=10-11)	20		461,613,936,144	91,089,662,877
5. Losses/profit from the sale and disposal of investment property	21		-	-
6. Financial income	22	27	777,536,923,519	136,955,936,585
7. Financial expenses	23	28	685,437,538,334	118,785,208,176
- In which: Interest expense	24		274,880,152,690	12,162,612,776
8. Selling expenses	25	29	10,786,206,845	7,076,434,648
9. General and administration expenses	26	29	106,163,864,706	41,757,413,228
10. Losses/profit from joint-ventures, associates	27		1,628,370,677	129,915,437
11. Operating profit (30=20+21+(22-23)-(25+26)+27)	30		438,391,620,455	60,556,458,847
12. Other income	31		1,102,639,505	3,447,607,199
13. Other expenses	32		29,883,089,806	5,783,777,263
14. Losses from other activities (40=31-32)	40		(28,780,450,301)	(2,336,170,064)
15. Accounting profit before tax (50=30+40)	50		409,611,170,154	58,220,288,783
16. Current corporate income tax	51	30	113,190,530,001	16,297,446,906
Deferred corporate tax income	52		(772,539,937)	-
17. Net profit after corporate income tax (60=50-51-52)	60		297,193,180,090	41,922,841,877
In which:				
Profit after tax attributable to Parent Company	61		284,892,837,499	31,760,948,361
Profit after tax attributable to non-controlling shareholders	62		12,300,342,591	10,161,893,516
18. Basic earnings per share	70	31	317	106

Approved, 25 April 2026

Preparer

Chief Accountant

Legal Representative


Nguyen Huu Khanh


Ho Duc Viet


Nguyen Thi Phuong Loan

CONSOLIDATED CASH FLOW STATEMENT
For the period from 01 January to 31 March 2026

Unit: VND

ITEMS	Code s	Q1/2026	Q1/2025
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1. Profit before tax	01	409,611,170,154	58,220,288,783
2. Adjustments for:			
Depreciation and amortisation of fixed assets and investment properties	02	17,208,544,696	11,069,324,505
Provisions	03	97,004,438	(118,300,000)
Gain from investing activities	05	(777,888,748,428)	(128,115,750,041)
Interest expense	06	274,880,152,690	12,162,612,776
3. Operating losses before movements in working capital	08	(76,091,876,450)	(46,781,823,977)
Changes in receivables	09	8,493,264,216,217	(89,877,521,116)
Changes in inventories	10	167,403,500,501	200,941,559,944
Changes in payables (excluding accrued	11	(169,388,765,808)	(942,756,619,241)
Changes in prepaid expenses	12	(349,587,112,660)	(25,641,071,506)
Changes in trading securities	13	(211,080,150,000)	175,486,545,000
Interest paid	14	(225,464,939,541)	(7,784,467,664)
Corporate income tax paid	15	(114,772,657,793)	(18,876,518,233)
Other cash inflows	16	4,899,620,000,000	-
Other cash outflows	17	(7,865,435,493,685)	-
Net cash generated by/(used in) operating activities	20	4,548,466,720,781	(755,289,916,793)
1 Acquisition and construction of fixed assets and other long-term assets	21	(1,328,018,749,838)	(502,706,417,364)
2 Cash outflow for lending, buying debt instruments of other entities	23	(18,144,803,273,776)	(1,373,265,759,702)
3 Cash recovered from lending, selling debt instruments of other entities	24	12,707,493,208,874	2,391,993,405,885
4 Equity investments in other entities	25	-	(27,000,000,000)
5 Cash recovered from investments in other	26	-	-
6 Interest earned, dividends and profits	27	291,268,173,391	303,947,995,887
Net cash (used in)/generated by investing activities	30	(6,474,060,641,349)	792,969,224,706

CONSOLIDATED CASH FLOW STATEMENT (Continued)
For the period from 01 January to 31 March 2026

Unit: VND

ITEMS	Code s	Q1/2026	Q1/2025
II. CASH FLOWS FROM FINANCING ACTIVITIES			
1. Proceeds from borrowings	33	1,419,037,127,243	21,896,878,039
2. Repayment of borrowings	34	(3,465,093,348,961)	(188,724,690,220)
Net cash used in financing activities	40	(2,046,056,221,718)	(166,827,812,181)
 Net decreases in cash (50=20+30+40)	50	(3,971,650,142,286)	(129,148,504,268)
 Cash and cash equivalents at the beginning of the period	60	4,800,844,356,509	386,043,130,794
 Cash and cash equivalents at the end of the year (70=50+60+61)	70	829,194,214,223	256,894,626,526

Approved, 25 April 2026

Preparer

Chief Accountant

Legal Representative



Nguyen Huu Khanh



Ho Duc Viet



Nguyen Thi Phuong Loan

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

1. GENERAL INFORMATION

Structure of ownership

Sunshine Group Joint Stock Company was established in Vietnam under the Enterprise Registration Certificate No. 0106771556 issued by Hanoi Authority for Planning and Investment on 09 February 2015 and as amended, and the latest (the 14th) amended by the Ha Noi Department of Finance dated 10 October 2025.

The company was approved for listing its shares on the Hanoi Stock Exchange by Decision No. 499/QĐ-SGDHN dated September 24, 2021.

The company's headquarters are located on the 12th floor of Sunshine Center Building, No. 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam.

Business sectors

The Company's core business sectors include real estate, technology, construction, education, and commercial and service activities

Operating industry and principal activities.

The business activities of the Company and its subsidiaries include construction activities, real estate business, securities trading, and other trade and services.

The principal activities of the Company and its subsidiaries include:

- Investment and construction of apartments for sale, real estate business, management and exploitation of assets after investment;
- Building houses of all kinds, constructing civil engineering works;
- Securities brokerage, securities trading, securities investment consulting and securities underwriting;
- Information technology and other computer-related services;
- Building operation services, landscape maintenance and care;
- Retail in supermarkets and convenience stores; and
- Educational services.

Normal production and business cycle

For the real estate 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 year not exceeding 12 months.

Characteristics of the business activities in the fiscal year which have impact on the consolidated financial statement

During the reporting period, the Company operated normally, and no material events occurred that had a significant impact on its financial position, results of operations, or cash flows.

The Company's structure

Proportion of ownership interest and proportion of voting power held

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

The Company's proportions of ownership interest and voting rights in these investees differ due to direct and indirect investments via the Company's subsidiaries.

Details of the Company's subsidiaries as at the end of this quarter are as follows:

No.	Name of company	Place	Proportion of ownership interest	Proportion of voting power held	Main business
A	Direct subsidiaries				
1	Dynamic Innovation Company Limited	Ho Chi Minh	100.00%	100.00%	Real estate business
2	SmartMind Securities Joint Stock Company	Hanoi	94.50%	94.50%	Securities brokerage, trade, consulting, underwriting
3	Sunshine Sky Villa Joint Stock Company	Hanoi	92.00%	92.00%	Real estate business
4	Sunshine Mart Trading and Services Company Limited	Hanoi	51.00%	51.00%	Retail in supermarkets; Retail in convenience stores
5	S-Service Management & Operation Joint Stock Company	Hanoi	55.00%	55.00%	Building operation services, Landscaping maintenance
6	Sunshine Homes Development., Jsc	Hanoi	99.96%	99.96%	Real estate business
7	Sunshine Tay Ho Joint Stock Company	Hanoi	99.48%	99.50%	Real estate business
8	DIA investment Joint Stock Company	Hanoi	98.89%	99.50%	Real estate business
B	Indirect subsidiary				
1	Unicloud Technology Group Joint Stock (through Sunshine Sky Villa., JSc)	Hanoi	78.48%	84.44%	Information Technology and Other Services
2	Wonderland Real Estate., Jsc (through Sunshine Sky Villa., JSc)	Hanoi	46.92%	51.00%	Real estate construction, investment and trading
3	Nanochip Technology Joint Stock Company (through Unicloud Technology Group JSc)	Ho Chi Minh	78.46%	99.98%	Software production
4	Unicloud Technology Investment JSc (through Unicloud Technology Group JSc)	Hanoi	77.70%	99.00%	E-commerce services
5	Sunshine Maple Bear Education Ltd.(through S-Service Management & Operation JSc)	Hanoi	52.91%	98.18%	Educational activities
6	Phu Thuong Education Investment Ltd. (through Dynamic Innovation Ltd)	Hanoi	52.00%	52.00%	Educational activities
7	Sai Gon S-Service JSc (through S-Service Management & Operation JSc)	Ho Chi Minh	38.50%	70.00%	Building operation services, Landscaping maintenance
8	Hung Thinh Phat Housing Investment Ltd (through Sunshine Homes Development JSC)	Hanoi	99.96%	100.00%	Real estate construction, investment and trading
9	Xuan La Construction Investment JSC (through Sunshine Homes Development JSC)	Hanoi	96.97%	97.00%	Real estate construction, investment and trading
10	Anh Duong Star Joint Stock Company (through Sunshine Homes Development JSC)	Hanoi	51.28%	51.30%	Real estate construction, investment and trading
11	Long Bien Construction Investment JSC (through Sunshine Homes Development JSC)	Hanoi	99.08%	99.12%	Real estate construction, investment and trading
12	Xuan Dinh Construction Investment JSC (through Hung Thinh Phat Housing Investment Ltd)	Hanoi	93.97%	94.00%	Real estate construction, investment and trading
13	Thai Minh Land Investment., Jsc (through DIA investment., Jsc)	Hanoi	98.69%	99.80%	Real estate construction, investment and trading
C	Indirect associate				
1	Phu Thinh Land Company Limited (through Dynamic Innovation Ltd)	Ho Chi Minh	43.80%	43.80%	Real estate construction, investment and trading
2	Cam Dinh Ecological Investment Ltd (through Sunshine Homes Development JSC)	Hanoi	20.10%	21.39%	Real estate construction, investment and trading

As at 31 December 2025, 18,400,000 shares of Sunshine Sky Villa Joint Stock Company are pledged to secure a loan granted to Sunshine Sky Villa Joint Stock Company by the Ho Chi Minh City Development Joint Stock Commercial Bank - Hoan Kiem Branch – Hanoi Transaction Office.

The number of employees at the end of the financial period

The number of employees of the Company and its subsidiaries as at 31 March 2026 was 1,466 (31 December 2025: 1,469).

Disclosure of information comparability in the consolidated financial statements

Comparative figures of the consolidated financial statements are figures of the Company's audited consolidated financial statements for the year ended 31 December 2025.

2. FINANCIAL YEAR, CURRENCY USED IN ACCOUNTING AND ACCOUNTING CONVENTION

Financial year

The Company's financial year begins on 01 January and ends on 31 December. The accompanying separate financial statements are prepared for Q1/2026 from 01 January to 31 March.

Currency used in accounting

The accompanying interim financial statements are presented in Vietnam Dong (VND)

Accounting convention

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC ("Circular 99") guiding the application of accounting regime for enterprises. Circular 99 are effective from 1 January 2026 and apply for financial years beginning on or after 1 January 2026. This Circular will supersede the following regulations:

- Circular No. 200/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance ("Circular 200") providing guidance on the corporate accounting regime (except for contents relating to accounting guidance for the equitization of State-owned enterprises),
- Circular No. 75/2015/TT-BTC dated 18 May 2015 of the Ministry of Finance on amendments to Article 128 of Circular 200,
- Circular No. 53/2016/TT-BTC dated 21 March 2016 of the Ministry of Finance amending and adding some articles of Circular 200, and
- Circular No. 195/2012/TT-BTC dated 15 November 2012 of the Ministry of Finance providing accounting guidance for investors.

On 20 April 2026, the Minister of Finance issued Circular No. 43/2026/TT-BTC ("Circular 43"), amending and supplementing a number of articles of Circular No. 202/2014/TT-BTC dated 22 December 2014, which provides guidance on the preparation and presentation of consolidated financial statements.

The Board of Directors has adopted Circular 99, Circular 43 on the Company's financial statements for future accounting periods, beginning on or after 1 January 2026.

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

Statement of Compliance with Vietnamese Accounting Standards and the Accounting Regime

The accompanying separate financial statements prepared under the historical cost convention and in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to separate financial reporting.

3. ACCOUNTING POLICIES, ACCOUNTING ESTIMATES AND RELEVANT LEGAL REGULATIONS APPLIED

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 consolidated financial statements in conformity with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to interim consolidated financial reporting requires 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 consolidated financial statements and the reported amounts of revenues and expenses during the financial year. Although these accounting estimates are based on the management's best knowledge, actual results may differ from those estimates.

Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Company and enterprises controlled by the Company (its subsidiaries) for the year ended 31 December. 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 recognised as goodwill. Any deficiency of the cost of acquisition below the fair values of the identifiable net assets acquired is credited to 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 recognised.

Business combinations under common control

A business combination under common control is a business combination in which all enterprises are jointly controlled by one or more entities before and after a business combination, and this control is not transient. An enterprise may be controlled by an individual or group of individuals under a contractual agreement.

A business combination transaction under common control is carried out as follows:

- Assets and liabilities of entities are consolidated at carrying amount at the date of business combination;
- There is no goodwill arising from a business combination transaction;
- Consolidated income statement that reflects the results of business activities of the consolidated entities from the time of business combination;
- The difference between the cost of the business combination and the net asset value of the merged party is recognized in equity.

Adjusted net assets for unrealized profits (if any) at the date of consolidation under joint control.

Post-business combination, if the Company transfers and/or reduces its ownership interest in the investee, the difference between the consolidated price and the net assets previously recognized in equity will be allocated gradually and recognized in the retained earnings component of the consolidated balance sheet.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, bank demand deposits and short-term, highly liquid investments (original term not exceeding 3 months) that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Financial investments

Trading securities

Trading securities are held for trading purpose. Trading securities are recognised from the date the Company and its subsidiaries obtains the ownership of those securities and initially measured at the fair value of payments made at the transaction date plus directly attributable transaction costs.

In subsequent year, investments in trading securities are measured at cost less provision for impairment of such investments.

Provision for impairment of investments in trading securities is made in accordance with prevailing accounting regulations.

Held-to-maturity investments

Held-to-maturity investments comprise investments that the Company and its subsidiaries has the positive intent or ability to hold to maturity. Held-to-maturity investments include term deposits, bonds.

Held-to-maturity investments are recognised on a trade date basis and are initially measured at acquisition price plus directly attributable transaction costs. Post-acquisition interest income from held-to-maturity investments is recognised in the consolidated income statement on accrual basis. Pre-acquisition interest is deducted from the cost of such investments at the acquisition date.

Held-to-maturity investments are measured at cost less for impairment of such investments.

Provision for impairment of held-to-maturity investments is made in accordance with prevailing accounting regulations.

Loan receivables

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

Investments in associates

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (Continued)

An associate is an entity over which the Company has significant influence and that is neither a subsidiary nor an interest in joint venture. Significant influence is the power to participate in the financial and operating policy decisions of the investee but not control or joint control over those policies.

The results and assets and liabilities of associates are incorporated in these financial statements using the equity method of accounting. Interests in associates are carried in the balance sheet at cost as adjusted by post-acquisition changes in the Company's share of the net assets of the associate. Losses of an associate in excess of the Company's interest in that associate (which includes any long-term interests that, in substance, form part of the Company's net investment in the associate) are not recognised.

Where a group entity transacts with an associate of the Company, unrealised profits and losses are eliminated to the extent of the Company's interest in the relevant associate.

Equity investments in other entities

Equity investments in other entities represent the Company's investments in ordinary shares of the entities over which the Company has no control, joint control, or significant influence.

Equity investments in other entities are carried at cost less provision for impairment. Provisions for impairment of equity investments in other entities are made when there is strong evidence that there is a decrease in the value of these investments at the consolidated balance sheet date in accordance with current 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 for six months or more, or when the debtor is in dissolution, in bankruptcy, or is experiencing similar difficulties and so may be unable to repay the debt.

Inventories

Finished inventories are accounted for using perpetual method and stated at the lower of cost and net realizable value. The cost of finished construction includes land use fees, land rental fee, site clearance and compensation cost, construction cost, borrowing cost, other direct and overhead costs that are incurred during project construction. The cost of work in progress and other finished goods includes direct material costs, direct labor costs, and overhead costs, if any, to bring the inventory to its current location and condition. The cost of raw materials, tools, and goods includes purchase costs and other expenses directly related to the purchase of raw materials, tools, and goods. Net realisable value represents the estimated selling price less all estimated costs to completion and costs to be incurred in marketing, selling and distribution.

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 consolidated balance sheet date.

The inventories primarily comprise construction-in-progress costs related to the following projects:

STT	Dự án	Địa chỉ	Công ty chủ đầu tư
1	High-Rise Residential Complex with Integrated Commercial Services Project (Sunshine Sky City Project)	Lots B1 and B4, Tan My Ward, Ho Chi Minh City, Vietnam	Dynamic Innovation Company Limited
2	High-Rise Apartment and Commercial Services Mixed-Use Development with Low-Rise Residential Land – Terraced Houses with Gardens (Sunshine Golden River Project)	Lot CT02A, Nam Thang Long Urban Area – Phase III, Phu Thuong Ward, Hanoi, Vietnam	Sunshine Sky Villa., JsC
3	Mixed-Use Apartment Residential and Commercial Services Development Project (Sunshine Center Project)	No. 16 Pham Hung Street, Tu Liem Ward, Hanoi, Vietnam	Sunshine Homes Development., JsC
4	Villa at the Noble Low-Rise Residential and Service Development Project	Golf Course, Da Tho Hamlet, Thien Loc Commune, Hanoi, Vietnam	Sunshine Homes Development., JsC
5	Apartment Building Project Integrated with Commercial Services (Sunshine City Project)	Land Plot I.A.23, Nam Thang Long Urban Area – Phase II, Phu Thuong Ward, Hanoi, Vietnam	Xuan Dinh Construction Investment Joint Stock Company
6	Commercial Service and Office-for-Lease Project Combined with Apartment Residential Development (Sunshine Garden Project)	Planning Block I1-HH1, Vinh Tuy Ward, Hanoi, Vietnam	Sunshine Star Joint Stock Company
7	Low-Rise Housing Development Project (Sunshine Capital Tay Thang Long Project)	Land Plot No. TT6-2, Tay Tuu Urban Functional Area, Thuong Cat Ward, Hanoi, Vietnam	Xuan La Construction Investment Joint Stock Company
8	High-Rise Residential Development Project for Sale (Sunshine Green Iconic Project)	Land Plot CT7 under the Project for Construction of Technical Infrastructure for Land Parcels within Planning Block C14 and Adjacent Roads Serving the Auction of Land Use Rights in Phuc Loi Ward, Hanoi, Vietnam	Long Bien Construction Investment Joint Stock Company
9	Noble Palace Tay Thang Long Project (formerly known as Sunshine Grand Capital Project (Tan Lap))	O Dien Commune, Hanoi, Vietnam	DIA Investment Joint Stock Company
10	Noble Palace Garden Project (known as Phoenix Dan Phuong Project))	O Dien Commune, Hanoi, Vietnam	DIA Investment Joint Stock Company
11	Noble Palace Tay Ho - Golf Mansion Project	At land plots coded TT-01 to TT-19 under the Nam Thang Long Urban Area Project, Dong Ngac Ward and Phu Thuong Ward, Hanoi, Vietnam	Sunshine Tay Ho Joint Stock Company
12	Noble Palace Tay Ho - Boutique Mansion Project	At land plots coded TT20–TT37 under the Nam Thang Long Urban Area Project, Phu Thuong Ward, Hanoi, Vietnam	Sunshine Tay Ho Joint Stock Company

Leasing

All leases at the Company and its subsidiaries are considered operating leases. Leases where substantially all the rewards and risks of ownership of assets remain with the leasing company are accounted for as operating leases.

The Company as lessor

Rental income from operating leases is recognised on a straight-line basis over the term of the relevant lease. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised on a straight-line basis over the lease term.

The Company as lessee

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 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.

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	5 - 50
Machinery, equipment	3 - 15
Motor vehicles	4 - 10
Office equipment	3 - 10

Intangible assets and amortisation

Intangible fixed assets representing software programs and other assets are stated at cost less accumulated amortisation. Intangible assets are amortized on a straight-line basis over their estimated useful lives, specifically as follows:

	Years
Software programs	3 - 15
Industrial property rights	27
Patents	10

Investment properties and depreciation

Investment properties include buildings, structures, and other assets held by the Company for the purpose of earning rental income.

Investment properties include buildings and structures the following specific constructions:

No.	Project	Address	Owning company
1.	Investment properties related to Sunshine Center Project Sunshine Sky City	Plots B1, Tan My ward, Ho Chi Minh City	Dynamic Innovation Company Limited ; Unicloud Technology Group Joint Stock Company
2.	Investment properties related to Sunshine Center Project Sunshine Golden River	Lot CT02A Nam Thang Long urban area - Phase III Phu Thuong Ward, Tay Ho District, Hanoi City	Sunshine Sky Villa Joint Stock Company
3.	Investment properties related to Sunshine Center Project Sunshine Riverside	Lot CT03A Nam Thang Long urban area - Phase III Phu Thuong Ward, Tay Ho District, Hanoi City	Sunshine Group Joint Stock Company
4.	Investment properties related to Sunshine Center Project Sunshine Riverside	Lot CT03A Nam Thang Long urban area - Phase III Phu Thuong Ward, Tay Ho District, Hanoi City	Sunshine Group Joint Stock Company

5.	Villa house and furniture at Vuon Dao villa	No. 23, lot D3A.3, auction site 18.6 ha, Tay Ho Ward, Hanoi City	Sunshine Home Development Joint Stock Company
6.	Investment properties related to Sunshine Center Project	No. 16 Pham Hung Street, Tu Liem Ward, Hanoi City	Sunshine Home Development Joint Stock Company
7.	Investment properties related to Sunshine City Project	Plot I.A.23, Nam Thang Long Urban area phase II, Phu Thuong Ward, Hanoi City	Xuan Dinh Construction Investment Joint Stock Company
8.	Investment properties related to Sunshine Garden Project	Plot I1-HH1, Vinh Tuy Ward, Hanoi City	Anh Duong Star Joint Stock Company
9.	Investment properties related to Sunshine Palace Project	Plot C2/CN3, Vinh Tuy Ward, Hanoi City	Anh Duong Star Joint Stock Company
10.	Investment properties related to Sunshine Green Iconic Project	Lot CT7 belongs to the project of constructing technical infrastructure for plots of land in planning plot C14 and adjacent roads serving the auction of land use rights in Phuc Loi Ward, Hanoi City	Long Bien Construction Investment Joint Stock Company

The costs associated with investment properties subsequent to initial recognition are accounted for as the net book value of the investment properties when the Company is likely to achieve more economic benefits in the future than the initially assessed operating level of such investment properties.

Investment properties held to earn rentals are depreciated using the a straight-line method over their estimated useful lives as follows:

	Years
Building, structures	35 - 45
Machinery, equipment	10

Construction in progress

Properties in the course of construction for production, rental or administrative purposes, or for other purposes, are carried at cost; the cost includes any costs that are necessary to form the assets in accordance with the Company's accounting policy. Depreciation of these assets, on the same basis as other assets, commences when the assets are ready for their intended use.

Prepayments

Prepayments are expenses which have already been paid but relate to results of operations of multiple accounting years, including sales person's commissions, expenses of interest rate support, capital withdrawal commitment expenses and other prepayments.

Sales person's commissions, expenses of interest rate support incurred before the handover of real estates to customers are expected to provide future economic benefits to the Company and its subsidiaries and are allocated to the consolidated income revenue form real estate tranfer is recognized.

Capital withdrawal commitment costs arise when the Company and its subsidiaries borrows capital from banks. These expenditures are allocated to the consolidated income statement throughout the loan term.

Revenue recognition

Revenue from the sales of real estate

Revenue from the transfer of real estate and investment properties under Sunshine Riverside Project, Sunshine Sky City Project and Sunshine Golden River Project is recognised when all five (5) following conditions are satisfied:

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

For the real estate properties where the Company and its subsidiaries are the investors; customers have the right to complete the interior of the property, and the Company carries out the interior completion according to the design, style, and requirements of the customers, the Company shall recognize revenue upon completion and delivery of the unfinished part of the property to the customer, provided that all five conditions mentioned above are met.

Revenue from sales of goods

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

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

Revenue for services rendered

Revenue of a transaction involving the rendering of services is recognised when the outcome of such transactions can be measured reliably. In the event that transaction involving the rendering of services is attributable to several years, revenue is recognised in each year by reference to the percentage of completion of the transaction at the consolidated balance sheet date of that year. 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 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.

Revenue from securities trading activities

Revenue from securities business includes revenue from securities brokerage activities; securities depository; investment advice; underwriting, securities issuance agency and other activities.

Securities brokerage activities for investors and securities depository activities

Revenue from securities brokerage and securities depository activities is recognized in the consolidated income statement when all four (4) of the following conditions are satisfied:

- (a) the amount of revenue can be measured reliably;
- (b) securities brokerage or depository services;
- (c) the percentage of completion of the transaction at the 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.

Other revenue

Other revenue is recognized in the consolidated income statement on an accrual basis.

Revenue related to multiple accounting years are recognized on a schedule or amortized on a straight-line basis over the term of the service. Unallocated value is recognized as unearned revenue in the consolidated financial statements.

Financial income

Gain from the transfer of financial investments is recognized when the Company completes the transaction and is measured at the difference between the transfer price and the carrying amount of the investments.

Interest on deposits and loans is recognized on an accrual basis, which is determined on the balance of the deposit and loan accounts and the applicable interest rate.

Dividend income from investments is recognised when the Company's right to receive payment has been established.

Unearned revenue

Unearned revenue includes depository fee, collateral management fee, bonholders' representative fee received in advance from customers for many accounting periods, and building management service fee for under Sunshine Riverside project and Block S1 of Sunshine Sky City project.

Depository fees and collateral management fees are amortized to the consolidated income statement using the straight-line method over the prior payment term.

Fees for building management services are recognized as unrealized revenue at the time of apartment handover to customers and periodically amortized to the consolidated income statement according to relevant agreement terms.

Sales deductions

Sales deductions include trade discounts.

Sales deductions incurred in the same year of the related revenue from sales of products, goods and rendering of services are recorded as a deduction from the revenue of that year/period. In case that sales deductions for sales of products, goods or rendering of services sold in the year incurred after the balance sheet date but before the issuance of the financial statements, the Company recorded as revenue deductions for the year.

Borrowing costs

Borrowing costs are recognised in the consolidated income statement in the year when incurred unless they are capitalised in accordance with Vietnamese Accounting Standard No. 16 "Borrowing costs". Accordingly, borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial year 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 year. 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 years (including loss carried forward, if any) and it further excludes items that are never taxable or deductible.

Deferred tax is recognised on significant differences between carrying amounts of assets and liabilities in the 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 year when the liability is settled or the asset realised. Deferred tax is charged or credited to profit or loss, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity.

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

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

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

4. CASH AND CASH EQUIVALENTS

	<u>31/03/2026</u>	<u>01/01/2026</u>
	VND	VND
Cash on hand	16,889,896,245	16,083,189,070
Bank demand deposits	812,304,317,978	4,774,761,167,439
Cash equivalents	-	10,000,000,000
	<u>829,194,214,223</u>	<u>4,800,844,356,509</u>

5. FINANCIAL INVESTMENTS

	31/03/2026			01/01/2026		
	VND	VND	VND	VND	VND	VND
	Cost	Fair value	Provision	Cost	Fair value	Provision
a. Trading securities	1,378,770,811,136	277,816,376,800	-	1,167,690,661,136	284,236,885,200	-
Shares (i)	238,835,300,000	261,091,376,800	-	253,835,300,000	284,236,885,200	-
Cổ phiếu chưa niêm yết	15,000,000,000	16,725,000,000	-	-	-	-
Non-listed bonds (*)	1,124,935,511,136	-	-	913,855,361,136	-	-
b. Held-to-maturity investments	28,160,365,613,090	61,722,093,553	-	22,680,721,606,646	51,679,164,573	-
b1. Current	17,551,162,698,507	61,722,093,553	-	20,945,931,328,852	51,679,164,573	-
Term deposits	61,722,093,553	61,722,093,553	-	51,679,164,573	51,679,164,573	-
Preferred dividend shares	-	-	-	1,000,000,000,000	-	-
Bonds (*)	30,040,671,972	-	-	30,040,671,972	-	-
Sunshine AM Joint Stock Company (ii)	608,571,687	-	-	608,571,687	-	-
Sunshine Housing Business JSC (iii)	2,188,818,424	-	-	2,188,818,424	-	-
Nguyen Binh Investment Consulting Co. Ltd (iii)	16,372,072,479	-	-	16,372,072,479	-	-
Hoang Long Construction Company Limited (iii)	10,871,209,382	-	-	10,871,209,382	-	-
Short-term loan (v)	17,459,399,932,982	-	-	19,864,211,492,307	-	-
KS Group JSC	4,333,410,000,000	-	-	3,663,450,000,000	-	-
Other	13,125,989,932,982	-	-	16,200,761,492,307	-	-
b2. Non-current	10,609,202,914,583	-	-	1,734,790,277,794	-	-
Term deposits	-	-	-	-	-	-
Bonds (*)	6,520,919,712	-	-	6,520,919,712	-	-
Sunshine Group Development JSC (iii)	2,895,895,983	-	-	2,895,895,983	-	-
Hoang Long Construction Co. Ltd (iii)	3,625,023,729	-	-	3,625,023,729	-	-
Preferred shares (iv)	1,388,649,358,082	-	-	388,649,358,082	-	-
Long-term loan (vi)	9,214,032,636,789	-	-	1,339,620,000,000	-	-
Kita Invest JSC	7,874,412,636,789	-	-	-	-	-
Other	1,339,600,000,000	-	-	1,339,620,000,000	-	-
Total	29,539,136,424,226	-	-	23,848,412,267,782	-	-

- (i) The fair value of the investment in shares listed on HNX is determined based on their closing price as at the end of the period. The fair value of the investment in shares on UPCoM is determined based on the weighted average of even lot trading prices implemented by the continuous order matching method of the most recent previous trading day.
- (ii) Represents the bond holdings of Sunshine AM Joint Stock Company are held by Dynamic Innovation Company Limited (a subsidiary of the Company). The bond's par value is VND 100,000, with the Company holding 7,768 bonds, and the bond interest rate is 9.67% per annum.
- (iii) Represents the bonds are held by Dynamic Innovation Company Limited (a subsidiary of the Company) with the bonds having a par value of VND 100,000 per bond, and the interest rate ranging from 9.17% to 9.67% per annum.
- (iv) Represents the preferred dividend shares of Viet My Construction Architecture Joint Stock Company, which are held by Sunshine Sky Villa Joint Stock Company (a subsidiary of the Company) on 31 December 2023. The Company holds 5,522,882 shares (equivalent to 2.401% of the total share capital) with a par value of VND 10,000 per share. The fixed annual preferred dividend is 16% of the par value of the preferred shares. Within 6 years from the completion of the issuance of preferred shares. Viet My Construction Architecture Joint Stock Company will repurchase all of the preferred shares at a buyback price not lower than the par value.

Represents the dividend preference shares of Kinh Bac Real Estate Business Joint Stock Company purchased by Sunshine Sky Villa Joint Stock Company and Dynamic Innovation Limited Company - subsidiaries of the Company - on September 22, 2025, with quantities of 32,900,000 and 442,180 dividend preference shares respectively, par value: VND 10,000, preferred dividend: fixed annual dividend of 12% of the par value of the preference shares. Within 4 years from the date of completion of the preference share offering, Kinh Bac Real Estate Business Joint Stock Company will repurchase all preference shares at a repurchase price of at least par value per preference share.

- (v) Represent short-term loans, including:

Represent the loans provided by DIA Investment JSC – a subsidiary of the Company to KS Group JSC, with a loan term of 12 months from the disbursement date and an interest rate of 10.5% per annum.

Represent unsecured loans granted to enterprises and individuals with a loan term of 12 months from the disbursement date. The lending interest rates during the period ranged from 8% to 12% per annum. Borrowers are free to use the loans in accordance with the provisions of law. Interest is payable together with the principal at maturity.

- (vi) Represent short-term loans, including:

The loan is converted from a capital contribution of DIA Investment Joint Stock Company (a subsidiary) to Kita Invest Joint Stock Company under Business Cooperation Contract No. 01/2025/HĐHT/KITA-DIA dated 7 October 2025, and Appendix No. 03 signed on 1 April 2026 (amended and supplemented). The loan term is 36 months from the date of disbursement. The interest rate is 10% per annum. The purpose of the loan is to supplement capital for expenses related to the investment project to build high-rise residential buildings for sale combined with commercial services on land plots CT05 and CT06 in Nam Thang Long Urban Area, Tay Ho District, Hanoi.

Represent unsecured loans granted to enterprises with a loan term of 60 months from the date of disbursement, of which certain loans have been extended through the end of 2027 in accordance with the signed contract appendices. The lending interest rates during the period ranged from 8% to 12% per annum. The loans carry conversion rights into capital contributions or grant the lender the right to acquire in full the invested capital contribution of the borrower

- (*) The Company has not determined the fair value of the financial investments as at the end of the year because the prevailing relevant regulations do not have specific guidance on determining the fair value of the investments.

6. SHORT-TERM TRADE RECEIVABLES

	31/03/2026	01/01/2026
	VND	VND
Receivables from real estate transfer	990,913,976,887	1,003,647,550,043
Receivable from software services and equipment sales	242,931,344,314	242,931,344,314
Receivable from software services and equipment sales	32,350,876,265	42,338,271,417
Receivables from securities business activities	2,525,959,043	2,675,597,553
Receivables from other business activities	47,574,370,615	36,934,548,761
	1,316,296,527,124	1,328,527,312,088
In which:		
Short-term trade receivables from related parties (Details in Note 32)	138,928,442,133	402,739,518,207

7. SHORT-TERM ADVANCES TO SUPPLIERS

	31/03/2026	01/01/2026
	VND	VND
Advances to suppliers relating to projects	12,806,402,983,142	13,221,056,378,376
Project Noble Crystal Tay Ho & Noble Palace Tay Ho (i)	5,070,063,376,844	5,036,034,623,229
Project Noble Palace Tay Thang Long (ii)	3,046,871,259,552	3,435,844,232,086
Project Sunshine City (iii)	2,784,421,029,553	2,784,615,429,553
Project Noble Crystal Long Bien (iv)	881,217,920,162	991,354,190,162
Project Nam Thang Long Urban Area (v)	587,589,777,037	513,899,283,352
Project Noble Palace Long Bien (vi)	436,239,619,994	459,308,619,994
Others	74,249,094,471	95,814,480,982
	12,880,652,077,613	13,316,870,859,358
In which:		
Short-term advances to related parties (Details in Note 32)	4,381,938,863,142	4,839,400,485,885

- (i) Represents advance payments to companies related to construction contracts at the Noble Crystal Tay Ho and Noble Palace Tay Ho projects on plot CT01 in the Nam Thang Long urban area, phase III, Phu Thuong ward, Hanoi.
- (ii) Represents advance payments to companies related to construction contracts at the New Life Urban Area Project - Noble Palace Tay Thang Long project in O Dien commune, Hanoi.
- (iii) Represents advance payments to Sunshine Saigon Group Joint Stock Company - a related party of the Company - for the Sunshine Sky City project on plots B1 and B4, Tan My ward, Ho Chi Minh City.
- (iv) Represents advance payments to companies related to construction contracts at the high-rise residential building project for sale on plots B3/CT5 and B4/CT6 in planning area C14, Phuc Dong ward, Long Bien district.
- (v) Represents the advance payments to Nam Thang Long Urban Development Co., Ltd., including payments related to the investment, construction and development of a multi-level school on the THLC land plot and parking lot at land plot No. 3-P in the Nam Thang Long Urban Area Project, Phase II, in Tu Liem Ward, Hanoi City, based on deposit contract No. 08/HDDC-SSG-CWLD dated May 2, 2018, and Deposit Contract No. P3/HĐĐC – SSG Tay Ho – CWLD.
- (vi) Represents the amount of advance payments to Thu Duc Infrastructure Development Investment Joint Stock Company related to Real Estate Sale Contracts at the Low-Rise Housing Construction Investment

Project for sale at land plots designated A4/TT1 in planning zone C12 and land plot designated A7/TT2 in planning zone C13, Viet Hung ward, Phuc Dong ward, Long Bien district, Hanoi.

8. OTHER RECEIVABLES

	31/03/2026	01/01/2026
	VND	VND
a. Short-term		
Deposits (ii)	25,670,494,100,000	21,839,191,402,414
Receivables from companies for debt payments on behalf of apartment buyers (ii)	205,754,819	130,755,694,076
Receivables from loan interest, bond interest	1,398,235,061,962	912,502,249,843
Dividends receivable	103,205,474,553	108,467,605,455
Advances to employees	3,247,897,486	1,495,894,011
Others	62,167,061,468	210,738,574,842
	27,237,555,350,288	23,203,151,420,641
b. Long-term		
Phat Dat Real Estate Development JSC (iii)	990,068,000,000	990,068,000,000
Kita Invest., Jsc	-	5,812,167,950,339
Receivables from investment trust contracts	45,328,220,955	45,328,220,955
Deposits	26,277,344,014	24,745,581,014
Others	2,630,409,245	2,466,181,601
	1,064,303,974,214	6,874,775,933,909
In which:		
<i>Other short-term receivable from related parties (Details in Note 32)</i>	<i>2,624,312,265,192</i>	<i>3,106,601,951,792</i>

- (i) Represents the deposits made by the Company's subsidiaries to other companies and individuals for the transfer of shares or capital contributions
- (ii) Represent receivables from finance companies for debt payments on behalf of apartment buyers in Blocks S1, S2 and S4 of the Sunshine Sky City project and Sunshine Green Iconic project, and receivables relating to late payment penalty under relevant debt acknowledgment and payment obligation confirmation minutes signed in the year between the subsidiaries and these finance companies. The recovery period is 6 months from the date of signing the debt receipt.
- (iii) Represent the long-term receivables from Phat Dat Real Estate Development Joint Stock Company ("Phat Dat") related to Investment Cooperation Contract No. 01/HDHTDT-E3/2017 dated 26 December 2017 between Dynamic Innovation Company Limited (a subsidiary) and Phat Dat for Sunshine Sky City project (which was later amended by Investment Cooperation Contract No. 01/HDHTDT-E3/2018 signed on 10 December 2018). According to this agreement and its revised appendices dated 20 November 2024.

Based on the contract and its amending appendices, the parties coordinate to complete the legal procedures for the project, including procedures for obtaining land use right certificates for plots B2 and B3 of the Cooperation Project, and simultaneously seek approval documents for the transfer of plots B2 and B3 of the Cooperation Project to Dynamic Innovation Company Limited (a subsidiary of the Company).

9. INVENTORIES

	31/03/2026	01/01/2026
	VND	VND
Work in progress	92,740,694,958	107,089,677,470
Finished goods	885,411,255,045	1,033,011,378,187
- Real estate ready for sale (i)	884,216,255,226	1,031,816,408,422
- Other finished good	1,194,999,819	1,194,969,765
Goods (ii)	13,539,793,017,768	13,545,349,416,276
Raw material	3,060,889,201	2,947,827,138
Tools and suppliers	392,283,526	403,341,928
	14,521,398,140,498	14,688,801,640,999

- (i) Represents the real estate finished goods formed from the Sunshine Golden River, Sunshine Sky City, Sunshine Center Project; Sunshine City Project; Sunshine Garden Project; Sunshine Garden Project and Sunshine Green Iconic project.
- (ii) Real estate inventory that the Company and its subsidiaries have taken over at the Noble Palace Tay Ho – Golf Mansion Project and the Noble Palace Tay Ho – Boutique Mansion Project. Sunshine Tay Ho Joint Stock Company - a subsidiary of the Company - has mortgaged the property rights arising from the house purchase contracts at the Noble Palace Tay Ho-Golf Mansion Project and the Noble Palace Tay Ho-Boutique Mansion Project to secure a loan from the Military Commercial Joint Stock Bank. Accordingly, after the date the house is granted the land use right certificate, the collateral for the loan is the house and land use rights (if any) that Sunshine Tay Ho Joint Stock Company is entitled to receive, own, and use according to the purchase contract.

10. DEFERRED

	31/03/2026	01/01/2026
	VND	VND
a. Short-term		
Sale person's commissions (i)	982,853,622,304	875,309,104,977
Interest rate support (i)	563,741,940,235	307,512,945,754
Other short-term deferred expenses	47,921,363,417	52,245,283,669
	1,594,516,925,956	1,235,067,334,400
b. Long-term		
Cost of commitment to withdraw capital (ii)	61,287,668,604	70,814,249,214
Other long-term deferred expenses	17,783,140,843	18,119,039,129
	79,070,809,447	88,933,288,343

- (i) Brokerage commission expenses and interest rate support expenses are recognized by the Company for apartment sales contracts in various projects, These expenses are tracked in the prepaid expense account and allocated to the interim consolidate income statement to the corresponding recognized revenue.
- (ii) Represent cost of commitment to withdraw capital between subsidiaries and banks, which are allocated to the value of project assets over the loan term.

11. TAXES AND AMOUNTS RECEIVABLE FROM/ PAYABLE TO THE STATE BUDGET

	01/01/2025	Payable/Receivable during the period	Paid/Received during the period	31/03/2026
	VND	VND	VND	VND
a. Receivables				
Corporate income tax (*)	2,344,666,039	-	-	2,344,666,039
Other taxes	151,738,148,433	151,543,616,137	323,940,104	518,472,400
	154,082,814,472	151,543,616,137	323,940,104	2,863,138,439
b. Payables				
Value added tax	2,755,383,913,667	224,572,257,044	884,442,837,380	2,095,513,333,331
Corporate income tax	2,580,037,149,500	113,190,530,001	114,772,657,793	2,578,455,021,708
Personal income tax	11,836,077,844	12,227,638,774	17,943,687,077	6,120,029,541
Other taxes	1,037,689,161,519	414,230,751	558,971,652,174	479,131,740,096
	6,384,946,302,530	350,404,656,570	1,576,130,834,424	5,159,220,124,676

(*) Represent the corporate income tax temporarily paid at a rate of 1% of the revenue received from real estate transfer activities that have not yet been included in taxable income during the period.

12. INCREASES, DECREASES IN TANGIBLE FIXED ASSETS

	Buildings and structures VND	Machinery and Equipment VND	Office equipment VND	Motor vehicles VND	Total VND
COST					
Opening balance	456,336,427,672	67,472,747,436	21,430,458,531	184,281,955,871	729,521,589,510
Additions for the period	295,010,815	252,733,333	-	13,580,618,182	14,128,362,330
Closing balance	456,631,438,487	67,725,480,769	21,430,458,531	197,862,574,053	743,649,951,840
ACCUMULATED DEPRECIATION					
Opening balance	50,124,633,870	48,910,126,088	11,603,407,929	129,415,729,518	240,053,897,405
Charge for the period	3,377,215,822	1,078,496,756	436,346,163	3,691,238,713	8,583,297,453
Closing balance	53,501,849,692	49,988,622,844	12,039,754,092	133,106,968,231	248,637,194,858
NET BOOK VALUE					
Opening balance	406,211,793,802	18,562,621,348	9,827,050,602	54,866,226,353	489,467,692,105
Closing balance	403,129,588,796	17,736,857,925	9,390,704,439	64,755,605,823	495,012,756,982

13. INCREASES, DECREASES IN INTANGIBLE ASSETS

	Computer Software	Patents	Industrial property rights	Land use rights	Total
	VND	VND	VND	VND	VND
COST					
Opening balance	52,136,215,479	8,771,585,049	117,800,000	7,698,160,000	68,723,760,528
Additions for the period	1,042,779,533	-	-	-	1,042,779,533
Closing balance	53,178,995,012	8,771,585,049	117,800,000	7,698,160,000	69,766,540,061
ACCUMULATED DEPRECIATION					
Opening balance	38,180,806,499	5,475,307,721	27,333,454	-	43,683,447,674
Charge for the period	834,702,363	219,605,433	2,172,966	-	1,056,480,762
Closing balance	39,015,508,862	5,694,913,154	29,506,420	-	44,739,928,436
NET BOOK VALUE					
Opening balance	13,955,408,980	3,296,277,328	90,466,546	7,698,160,000	25,040,312,854
Closing balance	14,163,486,150	3,076,671,895	88,293,580	7,698,160,000	25,026,611,625

14. INCREASES, DECREASES IN INVESTMENT PROPERTIES

INVESTMENT PROPERTIES FOR LEASES

	Buildings and Structures	Equipment	Total
	VND	VND	VND
COST			
Opening balance	1,805,669,953,712	41,189,757,848	1,846,859,711,560
Closing balance	1,805,669,953,712	41,189,757,848	1,846,859,711,560
ACCUMULATED DEPRECIATION			
Opening balance	642,488,451,738	40,967,142,774	683,455,594,512
Charge for the period	7,539,147,878	29,618,603	7,568,766,481
Closing balance	650,027,599,616	40,996,761,377	691,024,360,993
NET BOOK VALUE			
Opening balance	1,163,181,501,974	222,615,074	1,163,404,117,048
Closing balance	1,155,642,354,096	192,996,471	1,155,835,350,567

According to VAS No. 05 - Investment Properties, fair value of investment property as at the end of the period is required to be disclosed. However, the Company could not determine the fair value as at the end of the period; therefore, no information about the fair value is disclosed in the notes to the consolidated financial statements. As at the end of the period, the above assets have been mortgaged to secure bank loans, with details as follows:

- Dynamic Innovation Company Limited (a subsidiary) and Unicloud Technology Group., Jsc (a subsidiary) have pledged the investment properties under the Sunshine Sky City project to secure loans granted by Kien Long Joint Stock Commercial Bank to Dynamic Innovation Company Limited and other entities.
- Sunshine Sky Villa., Jsc (a subsidiary) has pledged the assets formed under the Sunshine Golden River Project, including all assets, property rights, and existing and future rights and interests associated with the Project products, to secure a loan granted by Ho Chi Minh City Development Joint Stock Commercial Bank.
- Unicloud Technology Group., Jsc (a subsidiary) has pledged an area in the King Palace Shopping Center to secure a loan granted by Kien Long Commercial., JS Bank – Hanoi Branch to Thien Tai Solutions Company Limited. On 11 March 2026, the entire investment property was released from mortgage at Kien Long Commercial Joint Stock Bank - Hanoi Branch.
- Sunshine Homes Development., Jsc and Anh Duong Star Joint Stock Company (subsidiaries of the Company) pledged real estate related to the Sunshine Center Project, the Sunshine Garden and Sunshine Palace as collateral to secure the obligations of a third party at Vikki Limited Liability Bank.
- Xuan Dinh Construction Investment JSC (a subsidiary) pledged a land use right certificate for the commercial area of the Sunshine City project (intended for lease) as collateral for the loan obligations of a third party., Jsc at Vietnam Prosperity Joint Stock Commercial Bank.

15. CONSTRUCTION IN PROGRESS

	31/03/2026	01/01/2026
	VND	VND
Sunshine Sky City Project (i)	3,005,275,546,679	2,987,337,142,068
Noble Crystal Tay Ho Project (ii)	10,486,601,144,861	9,961,375,966,708
Noble Palace Tay Thang Long Project (iii)	5,608,275,456,349	4,571,980,553,883
Noble Crystal Long Bien Project (iv)	2,391,192,312,451	2,352,459,332,508
Sunshine Center Project (v)	127,982,942,807	127,982,942,807
Others	923,410,998	923,410,998
	21,620,250,814,145	20,002,059,348,972

- (i) Represents the cumulative investment and construction costs incurred for towers S2 to S9 of the (ii) Sunshine Sky City project. As presented in Notes 22 and 23, Dynamic Innovation Co., Ltd. (a subsidiary of the Company) has mortgaged future assets, property rights, and existing rights and benefits arising from investment, development, exploitation, and sale of products at the Sunshine Sky City Project, specifically Lot B1 (excluding the entire commercial and service area and the already sold commercial area of Tower S1), to secure credit granted by Dynamic Innovation Co., Ltd. and third parties at Kien Long Commercial Joint Stock Bank, and Lot B4 to secure credit granted by Dynamic Innovation Co., Ltd. and third parties at Vietnam Prosperity Commercial Joint Stock Bank.
- (ii) Represents the costs related to the project at plot CT01 - Nam Thang Long Urban Area, belonging to the project "Investment in the construction of high-rise residential buildings combined with commercial and service facilities and low-rise residential buildings Sunshine Crystal River (Noble Crystal Tay Ho)". Wonderland Real Estate Joint Stock Company (a subsidiary of the Company) has mortgaged all assets, property rights, and rights and benefits arising from the investment, development, and exploitation of the project to secure a loan from Ho Chi Minh City Development Commercial Bank. Specifically, the collateral includes the costs of implementing the project "High-rise residential buildings combined with commercial and service facilities and low-rise residential buildings Sunshine Crystal River" at plot CT01 - Nam Thang Long Urban Area, phase III, Phu Thuong Ward, Tay Ho District, Hanoi City.
- (iii) Represents the cumulative construction investment costs of the Noble Palace Tay Thang Long Project. As of the date of these consolidated financial statements, the project has been partially No 27 completed and handed over, and construction is currently ongoing. As presented in Notes No. 22 and 23, DIA Investment Joint Stock Company (a subsidiary of the Company) has mortgaged all existing and future rights and benefits arising from the investment, development, exploitation, business management of the project, all construction works, asset items, and property rights that have been formed or will be formed in the future related to the Sunshine Grand Capital Project from Subdivision A - Zone 2 (393 land plots) and Subdivision B - Zone 4 (20 land plots) to secure the Company's credit facilities at Military Commercial Joint Stock Bank - Hai Ba Trung Branch.
- (iv) Represents the value of the unfinished basic construction works of the High-Rise Housing Project for sale on land plots B3/CT5 and B4/CT6 in planning area C14, Phuc Dong ward, Long Bien district (commercial name: Noble Crystal Long Bien), for which the Company is the investor. As presented in Notes No. 22 and 23, Thai Minh Land Investment Joint Stock Company (a subsidiary of the Company) has mortgaged the land use rights and existing/future housing of the Project, along with property rights arising from the Project, to secure a loan from Military Commercial Joint Stock Bank.
- (v) Represents the value of the private area owned by the investor, including unfinished office space, commercial floor space, and related assets at the Sunshine Center project. As presented in Notes No. 22 and 23, these assets are currently being used as collateral for third-party obligations at Vikki Limited Liability Bank

16. LONG-TERM FINANCIAL INVESTMENTS

	31/03/2026		01/01/2026	
	VND		VND	
a. Investments in joint-ventures, associates	Book value	Value according to the equity method	Book value	Value according to the equity method
Phu Thinh Land Company Limited	1,475,912,000,000	1,476,788,832,793	1,475,912,000,000	1,475,950,033,800
Cam Dinh Ecological Investment Company (i)	1,176,471,000,000	1,178,295,995,307	1,176,471,000,000	1,177,506,423,623
	2,652,383,000,000	2,655,084,828,100	2,652,383,000,000	2,653,456,457,423
b. Equity investments in other entities	Book value	Provision	Book value	Provision
Kita Invest., Jsc (ii)	5,002,000,280,000	-	5,002,000,280,000	-
Thuan Phu Lang Co Development Investment., JSC	390,000,000,000	-	390,000,000,000	-
SCG Construction Group Joint Stock Company (iii)	236,539,700,000	(1,678,325,000)	236,539,700,000	(1,678,325,000)
S.I Investment Joint Stock Company (iv)	63,000,000,000	(297,077,988)	63,000,000,000	(297,077,988)
ODE Media and Entertainment Group JSC (v)	21,610,800,000	-	21,610,800,000	-
	5,713,150,780,000	(1,975,402,988)	5,713,150,780,000	(1,975,402,988)

(i) As at the end of the period, Xuan Dinh Construction Investment Joint Stock Company (a subsidiary of the Company) had pledged all of its shares in Cam Dinh Ecological Investment Company Limited as collateral for loan obligations at Ho Chi Minh City Development Joint Stock Commercial Bank (HDBank).

(ii) As at the end of the period, DIA Investment Joint Stock Company (a subsidiary of the Company) held 121,150,943 shares in Kita Invest Joint Stock Company, representing 18.2% of Kita's charter capital. Kita Invest Joint Stock Company is the transferee of the rights and benefits arising from the investment project for the development of high-rise residential buildings for sale combined with commercial facilities on land plots CT05 and CT06 within the Nam Thang Long Urban Area, Tay Ho District, Hanoi City.

(iii) As at the end of the period, the Company and Sunshine Sky Villa Joint Stock Company (a subsidiary of the Company) held 1,912,000 and 1,870,000 shares, respectively, in SCG Construction Group Joint Stock Company, representing ownership interests of 2.25% and 2.2% of its charter capital.

(iv) As at the end of the period, the Company held 3,500,000 shares equivalent to 7% of the share capital of S.I Development Joint Stock Company and these 3,500,000 shares have been pledged for third-party obligations.

(v) As at the end of the period, Sunshine Sky Villa Joint Stock Company (a subsidiary of the Company) holds 500,000 shares equivalent to a 5% of share capital of ODE Media and Entertainment Group Joint Stock Company.

17. SHORT-TERM TRADE PAYABLES

	31/03/2026	01/01/2026
	VND	VND
Sunshine Sai Gon Group Joint Stock Company	694,143,756,427	694,143,756,427
Sunshine Sai Gon Group Joint Stock Company	368,577,917,608	371,377,917,608
Kinh Bac Real Estate Trading JSC.	-	192,342,761,923
Other entities	374,731,247,625	393,825,097,568
	1,437,452,921,660	1,651,689,533,526
In which:		
Short-term trade payables to related parties (Details in Note 32)	463,580,145,787	470,260,192,686

18. SHORT-TERM ADVANCES FROM CUSTOMERS

	31/03/2026	01/01/2026
	VND	VND
Advances from customers:		
Noble Palace Tay Thang Long Project	11,666,891,036,392	10,547,603,717,574
Sunshine Sky City Project	5,879,837,915,454	5,881,689,708,195
Noble Crystal Long Bien Project	5,973,949,973,978	5,149,552,916,373
Noble Crystal Tay Ho Project	3,698,603,325,621	2,677,978,954,328
Noble Palace Garden Project	101,746,235,784	151,276,682,326
Noble Palace Garden Project	177,858,047,656	59,008,321,956
Sunshine Golden River Project	31,916,086,522	29,774,997,971
Sunshine Garden Project	5,126,245,378	5,177,131,339
Others	51,136,054,487	53,982,709,940
	27,587,064,921,272	24,556,045,140,002
In which:		
Short-term advances from customer to related parties (Details in Note 32)	1,366,540,970,878	121,179,249,546

19. ACCRUED EXPENSES

	31/03/2026	01/01/2026
	VND	VND
a.Short-term		
Accruals for development project (i)	2,513,273,002,234	2,507,841,807,253
Minimum profit of business cooperation contract payable (ii)	1,262,690,539,971	961,408,442,197
Accruals for loan interest expenses	847,944,290,991	888,828,778,217
Accruals for interest rate to buyers	773,865,687,650	781,629,947,565
Others	75,078,582,440	73,476,770,508
	5,472,852,103,286	5,213,185,745,740
b.Long-term		
Minimum profit of business cooperation contract payable (iii)	-	34,986,183,369
Land rent payable annually	135,880,665,625	135,880,665,625
	135,880,665,625	170,866,848,994
<i>In which: Accrued expense payable to related parties (Details in Note 32)</i>	238,855,473,738	247,007,697,931

(i) Represent accruals for cost of apartments and commercial areas handed over.

(ii) Represent the minimum profit payable to the capital contributors to the business cooperation contract without depending on the business results of the Sunshine Sky City Project and Noble Palace Tay Ho, án Noble Palace Tay Thang Long project determined at the rate of 10.5%-16% per annum based on the value of the contributed.

20. DEFERRED REVENUE

	31/03/2026	01/01/2026
	VND	VND
a. Short-term		
Tuition fee	13,057,360,390	19,518,014,083
Revenue from transfer of business rights (i)	4,624,553,492	4,624,553,492
Revenue from leasing commercial floor	1,392,721,329	1,246,243,599
Building management service fees	426,693,364	500,784,221
Others	532,500,000	126,474,948
	20,033,828,575	26,016,070,343
b. Long-term		
Revenue from transfer of business rights (i)	171,411,853,897	172,567,992,270
Building management service fees	42,626,667,560	42,718,519,586
	214,038,521,457	215,286,511,856

(i) According to Assignment Agreement No. 1111HĐCN/SAD-TLV entered into between Anh Duong Star Joint Stock Company - an indirect subsidiary of the Company ("Party A") - and Thien Long Viet nitod Investment Company Limited ("Party B"), Party A agreed to assign to Party B the rights of use, business exploitation and the benefits arising from the use and business exploitation of the hotel duplex block of the Sunshine Palace Project. The transfer of the exploitation rights from Party A to Party B shall commence from the date Party A hands over the exploitable area to Party B and shall remain effective until 19 August 2063.

21. OTHER PAYABLES

	31/03/2026	01/01/2026
	VND	VND
a. Short-term		
Receipt of capital contributions from business cooperation contracts (i)	3,951,777,000,000	3,921,500,000,000
Short-term deposits	1,067,445,623,014	808,668,477,190
Maintenance fund (ii)	486,450,791,003	475,925,667,002
S.I Development., Jsc (iii)	127,950,000,000	225,000,000,000
Settlement of the real estate transfer contract	143,243,484,781	143,157,396,582
Other short-term payables	58,100,831,304	138,780,384,470
	5,834,967,730,102	5,713,031,925,244
b. Long-term		
Receipt of capital contributions from business cooperation contracts (i)	16,947,698,400,000	15,988,805,400,000
Deposit for brokerage services (iv)	16,631,421,300,000	16,631,421,300,000
Others	1,836,428,012	1,835,428,012
	33,580,956,128,012	32,622,062,128,012
In which:		
<i>Other payables to related parties (Details in Note 32)</i>	779,710,554,150	2,005,420,355,812

- (i) As at the end of the period, the outstanding balance represents capital contributions received from partners under investment and business cooperation contracts with profit-sharing terms, related to the real estate components of specific projects as follows:

Noble Palace Tay Thang Long Project – The investor, DIA Investment Joint Stock Company (a subsidiary of the Company), received capital contributions for the purpose of supplementing working capital. The

contracts have terms ranging from 1 to 5 years, with annual returns of 10.5% to 16% based on the contributed capital amount;

Sunshine Sky City Project – The investor, Dynamic Innovation Company Limited (a subsidiary of the Company), received capital contributions for the purpose of supplementing working capital. The contracts have a term of 5 years with annual returns of 11% based on the contributed capital amount;

Noble Palace Tay Ho – Golf Mansion Project and Noble Palace Tay Ho – Boutique Mansion project– The investor, Sunshine Tay Ho Joint Stock Company (a subsidiary of the Company), received capital contributions for the purpose of supplementing working capital. The contracts have a term of 4 years with annual returns about 8%-9%/ based on the contributed capital amount.

Noble Palace Tay Ho and Noble Palace Tay Ho – River Mansion Project– The investor, Wonderland Real Estate Joint Stock Company (a subsidiary of the Company), received capital contributions for the purpose of supplementing working capital. The contracts have a term of 3 years with annual returns of 13%-16% based on the contributed capital amount

And other potential projects in which the Company and its subsidiaries are participating.

- (ii) Represent the maintenance cost for the handed-over apartments of Sunshine Riverside Project, Sunshine Sky City Project and Sunshine Golden River Project; Sunshine Center Project; Sunshine City Project, Sunshine Garden Project, Sunshine Palace Project and Sunshine Green Iconic Project which are determined at the rate of 2% of the selling price exclusive of value added tax. These maintenance fees will be transferred to the Building Management Boards upon their establishment.
- (iii) Represent payables to S.I Development Joint Stock Company pursuant to a tripartite agreement on the assumption and set-off of payment obligations among the Company, Mr. Duong Van Phuc, and S.I Development Joint Stock Company (a related party of the Company).
- (iv) Represents the deposit from the parties to Sunshine Tay Ho - a subsidiary of the Company - for the exclusive marketing and distribution brokerage services of Products in the Wonder Villas Project and Project I.B.29. The contract term is 36 months from 15 September 2025. The deposit will be partially refunded corresponding to the number of Products brokered/distributed by the parties to the Company, and the remaining deposit will be fully refunded, corresponding to the distribution price of the unsold/unbrokered Products, upon the expiration of the distribution/brokerage period as stipulated in the contract.

22. SHORT-TERM BORROWINGS AND FINANCE LEASE LIABILITIES

	At the beginning of the period	In the period		At the end of the period
	Amount/Amount able to be paid off	Increase	Decrease	Amount/Amount able to be paid off
<u>Short-term loans</u>	3,071,898,348,275	202,500,000,000	2,076,160,000,000	1,198,238,348,275
Short-term loans from corporate partners (i)	3,071,898,348,275	202,500,000,000	2,076,160,000,000	1,198,238,348,275
<u>Current portions of long-term loans (ii)</u>	6,087,900,479,302	1,429,196,118,472	2,120,164,048,961	5,396,932,548,813
<u>Current portions of long-term loans from commercial banks</u>	2,995,765,356,891	1,428,979,196,987	321,891,648,961	4,102,852,904,917
Ho Chi Minh City Development Joint Stock Commercial Bank	2,123,665,356,891	613,665,867,792	221,891,648,961	2,515,439,575,722
Military Commercial Joint Stock Bank	872,100,000,000	815,313,329,195	100,000,000,000	1,587,413,329,195
<u>Current portions of Bonds</u>	3,092,135,122,411	216,921,485	1,798,272,400,000	1,294,079,643,896
	9,159,798,827,577	1,631,696,118,472	4,196,324,048,961	6,595,170,897,088

(i) Represents short-term borrowings of the subsidiaries, mainly unsecured loans, entered into with various corporate counterparties to supplement working capital for business operations and project investments. The interest rate is a maximum of 10% per annum, with loan tenors of 12 months from the disbursement date.

(ii) Under the Notes No. 23 Long-term borrowing and finance lease liabilities.

23. LONG-TERM BORROWINGS AND FINANCE LEASE LIABILITIES

	At the beginning of the period	In the period		At the end of the period
	Amount	Increase	Decrease	Amount
Long-term loans				
Long-term loans from bank (i)				
Vikki Digital Bank (a)	1,000,000,000,000	-	-	1,000,000,000,000
Ho Chi Minh City Development Joint Stock Commercial Bank (b)	5,816,990,202,075	816,320,205,758	221,891,648,961	6,411,418,758,872
Military Commercial Joint Stock Bank (c)	8,714,653,316,780	-	100,000,000,000	8,614,653,316,780
Short-term loans from corporate partners (ii)	956,398,897,801	400,000,000,000	139,950,000,000	1,216,448,897,801
Bond (iii)	4,063,504,373,797	216,921,485	927,091,700,000	3,136,629,595,282
	20,551,546,790,453	1,216,537,127,243	1,388,933,348,961	20,379,150,568,735
Amount due for settlement within 12 months	6,087,900,479,302			5,396,932,548,813
Amount due after 12 months	14,463,646,311,151			14,982,218,019,922

(i) Details of long-term loans from bank are as follows:

- (a) Represent the loan obtained by Xuan Dinh Construction Investment Joint Stock Company ("Xuan Dinh") – a subsidiary of the Company – from Ho Chi Minh City Development Joint Stock Commercial Bank (HDBank) under Credit Agreement No. 27866/24MB/HDTD dated 30 September 2024, with a credit limit of VND 1,000,000,000,000 for the purpose of financing the acquisition of equity interests from the existing members of Cam Dinh Ecological Investment Company Limited. The credit term does not exceed 36 months from the contract signing date. Interest rates are determined for each debt drawdown in accordance with the agreements between the parties. Collateral information is detailed as follows: The entire capital contribution of Xuan Dinh in Cam Dinh Ecological Investment Company Limited with a value of VND 1,176,471,000,000; the entire capital contribution, together with all rights and interests arising from the capital contribution of Cam Dinh Ecological Investment Company Limited in Kim Thanh Trading Company Limited with a value of VND 5,494,500,000,000; the entire shareholding of Xuan Dinh's shareholders valued at VND 1,000,000,000,000; the entire capital contribution, together with all rights and interests arising from the capital contribution of Mr. Nguyen Van Kinh in Kim Thanh Trading Company Limited valued at VND 49,950,000,000 and in Cam Dinh Ecological Investment Company Limited valued at VND 1,500,000,000,000; the entire capital contribution, together with all rights and interests arising from the capital contribution of Mr. Do Van Truong in Kim Thanh Trading Company Limited valued at VND 5,550,000,000; assets, property rights, and existing and future rights and interests arising from the investment, development, exploitation, and sale of products in part of Sub-zone A (land plots with planning codes from A.NV-I.14 to A.NV-I.19, A.CC-2, A.CCDV-1, and 11,385 m² of traffic land) and the entire Sub-zone B of the Cam Dinh – Hiep Thuan Ecological Garden Project, Phuc Tho District, Hanoi City (Sunshine Heritage Phuc Tho), of which Kim Thanh Trading Company Limited is the investor; the entire

investment project for the construction of a high-rise apartment building combined with commercial-service facilities and low-rise housing at Lot CT02A, Nam Thang Long Urban Area, Phu Thuong Ward, Tay Ho District, Hanoi City, of which Sunshine Sky Joint Stock Company is the investor; the entire investment project for the construction of high-rise housing combined with commercial-service facilities and low-rise housing, Sunshine Crystal River, at Lot CT01, Nam Thang Long Urban Area, Phu Thuong Ward, Tay Ho District, Hanoi City, of which Wonderland Real Estate Joint Stock Company is the investor; personal guarantee of Mr. Do Anh Tuan; guarantee of Sunshine Sky Villa Joint Stock Company; and guarantee of Wonderland Real Estate Joint Stock Company.

According to Notification No. 28/2026/058/HDBDP/TBBN dated 27 February 2026, Ho Chi Minh City Development Joint Stock Commercial Bank ("HDBank") notified that the loan arising from Credit Facility Agreement No. 27866/24MB/HĐTD dated 30 September 2024 of Xuan Dinh has been transferred to Vikki One Member Limited Liability Bank, a wholly owned subsidiary of HDBank. Accordingly, effective from 12 December 2025, HDBank has transferred all rights and obligations under the credit facility agreement to the debt purchaser, which has become the new creditor, and Xuan Dinh continues to fulfill its repayment obligations to the debt purchaser in respect of the transferred loan. The rights and obligations of HDBank in relation to the collateral under the relevant security agreements have also been transferred. The debt purchaser has become the secured party, inheriting all rights and obligations under the security agreements, including, but not limited to, the right to continue holding and enforcing the collateral in accordance with applicable regulations.

- (b) Represents a loan of Sunshine Sky Villa Joint Stock Company (a subsidiary of the Company) with Ho Chi Minh City Development Joint Stock Commercial Bank (HDBank) – Ho Guom Branch – Thu Do Transaction Office, under Credit Facility Agreement No. 20280/22MB/HĐTD dated 16 August 2022, with a credit limit of VND 1,350,000,000,000. The loan term is 36 months from the date of the first drawdown. Interest rates are determined for each debt drawdown in accordance with the relevant debt agreements. The loan is used to finance costs associated with the implementation of the CT02A high-rise residential project (integrated with commercial and service components) within Nam Thang Long Urban Area, Phu Thuong Ward, Tay Ho District, Hanoi (commercially known as Sunshine Golden River project). The loan is secured by: All existing and future assets and asset rights, other benefits arising from the project with commercial name: Sunshine Golden River on a complex of the high-rise luxury apartment buildings and commercial areas located in Sunshine Golden River project; 20,000,000 shares of Sunshine Sky Villa Joint Stock Company; 10,000,000 shares of Sunshine Group Joint Stock Company; All bank balances and rights to assets arising from the bank account receiving the revenue from the Sunshine Golden River project; All assets and other rights and interests arising from the Real Estate Transfer Contract No. CT02A/HDCNDA-SKY-CWLD dated 09 April 2022 between Nam Thang Long Urban Development Company Limited and Sunshine Sky Villa Joint Stock Company; All assets, property rights and other rights and interests arising from the real estate brokerage service Contract No. 0605/HDDVT/SKYVILLA-EC signed on 06 May 2019 between Sunshine Sky Villa Joint Stock Company and Sunshine E&C Construction Joint Stock Company; All assets, property rights and other rights and interests arising from the apartment sale contracts under Sunshine Golden River Project between Sunshine E&C Construction Joint Stock Company and customers.

Represent the long-term loan of Wonderland Real Estate Joint Stock Company (a subsidiary of the Company) from Ho Chi Minh City Development Commercial Joint Stock Bank – Hoan Kiem Branch under Credit Agreement No. 25267/23MB/HĐTD dated 27 December 2023. The loan term is 36 months from the date of the first drawdown. Interest rates are determined for each debt drawdown in accordance with the relevant debt agreements. The loan is used for the purposes of (1) providing payment guarantees and issuing domestic UPAS L/Cs to finance costs related to the development of the Noble Crystal Tay Ho (formerly known as Sunshine Crystal River project) (a high-rise residential project integrated with commercial and service components and low-rise housing) located at land plot CT01, Nam Thang Long Urban Area – Phase III, Phu Thuong Ward, Hanoi; (2) settling/reimbursing the transfer consideration under the partial real estate project transfer agreement between Nam Thang Long Urban Development One Member Limited Liability Company (CWLD) and Wonderland Joint Stock Company; and (3) issuing guarantees to homebuyers of the project. The loan

is secured by all assets, property rights, and existing and future rights and interests arising from the investment, development, exploitation, and sale of products of the investment project for the, Noble Crystal Tay Ho; All of account balances and related rights arising from accounts maintained at HDBank, including the designated collection account for managing proceeds from homebuyers, capital contributions and other funding sources of the Project; all deposits and escrow balances held at HDBank; The pledge of all shares held by the shareholders of Wonderland Real Estate Joint Stock Company at HDBank; and 17 million shares of Sunshine Group Development Joint Stock Company to secure the loan at Ho Chi Minh City Development Commercial Joint Stock Bank.

(c) Represent the loan obtained by Sunshine Tay Ho Joint Stock Company (a subsidiary) from Military Commercial Joint Stock Bank – Hai Ba Trung Branch, under the Credit Agreement No. 304370.25.065.37522779.TD dated 23 May 2025, together with its appendices, provides for a credit facility of VND 5,600,000,000,000. The loan term is 48 months commencing from the day following the first disbursement date under this agreement. Interest rates are determined for each debt drawdown in accordance with the relevant debt agreements. The loan proceeds are used to (1) reimburse expenses previously paid using borrowed funds from other institutions and (2) to settle the remaining payable amount to Citra Westlake City Development Co., Ltd enabling the Company to implement its business plan for the development of 234 low-rise residential units on land plots TT-01 to TT-19 in the Nam Thang Long Urban Area, pursuant to the housing sale contracts signed between the Company and Citra Westlake City Development Co., Ltd. The applicable interest rate is specified in each respective debt acknowledgment instrument. Collateral for the loan includes: Property rights arising from the following agreements: the Sale and Purchase Agreement No. 01/SC/H-CP/TT01-TT07/2025 dated 17 March 2025; the Sale and Purchase Agreement No. 02/SC/H-CP/TT08-TT19/2025 dated 17 March 2025; and the Sale and Purchase Agreement No. 03/SC/H-CP/TT14-TT19/2025 dated 17 March 2025; together with all related appendices, amendments, and supplements to the aforementioned agreements (if any), as well as other relevant documents and materials executed between the Company and Company and Citra Westlake City Development Co., Ltd. Military Commercial Joint Stock Bank (“MB”) has transferred the ownership/rights to receivables of a portion of the loans under this credit facility to Vietnam Modern One Member Limited Liability Bank (“MBV”) in accordance with the agreement between the parties. Accordingly, the credit facility agreements/arrangements and security agreements entered into between the Company and MB continue to be performed in accordance with their agreed terms. MB acts as an agent of MBV to: (i) exercise the rights and obligations of the lender and the secured party, and perform the provisions of the executed credit and security agreements; and (ii) continue to manage the loan, the related collateral, and all loan documentation, as well as to monitor the loan and other matters relating to the transferred loan. MB also acts as the collection agent for all amounts payable by the Company (including principal, interest, fees and other financial obligations). Accordingly, the Company remains responsible for making full payments to MB.

Represent the loan of DIA Investment Joint Stock Company (a subsidiary of the Company) from Military Commercial Joint Stock Bank (MBBank) – Hai Ba Trung Branch under Credit Agreement No. 281275.25.065.355211.TD dated February 21, 2025 and any appendices thereto, with a credit limit of VND 4,670,000,000,000. The loan term is 60 months from the date of the first drawdown. Interest rates are determined for each debt drawdown in accordance with the relevant debt agreements. The loan is used to pay expenses for the implementation of the investment project ‘New Rhythm Urban Area – Noble Palace Tay Thang Long project (formerly known as Sunshine Grand Capital) located in Tan Lap Commune, Dan Phuong District, Hanoi City.. The loan is secured by (i) property rights, land use rights, houses formed in the future, and all existing and future rights and benefits arising from the investment, development, exploitation, and sale of products of Sub-zone A – Zone 2 (342 land plots) and Sub-zone B – Zone 4 (20 land plots) of Noble Palace Tay Thang Long project, together with other collateral and security measures as agreed with MBBank. Military Commercial Joint Stock Bank (“MB”) has transferred the ownership/rights to receivables of a portion of the loans under this credit facility to Vietnam Modern One Member Limited Liability Bank (“MBV”) in accordance with the agreement between the parties. However, MB continues to manage the loan, the related collateral, and all loan documentation, as well as to monitor the loan and other matters relating to the transferred loan. MB acts as the collection agent for all amounts payable by the Company (including principal, interest, fees and other financial obligations). Accordingly, the Company remains responsible for making full payments to MB.

Represents a loan of Thai Minh Land Investment Joint Stock Company (a subsidiary) from Military Commercial Joint Stock Bank (MBBank) – Hai Ba Trung Branch under Credit Agreement No. 244239.24.065.33205074.TD dated 17 September 2024, with a loan amount of VND 1,575,000,000,000. The loan term is 48 months from the date of the first drawdown. Interest rates are determined for each debt drawdown in accordance with the relevant debt agreements. The loan is for the purpose of financing investment costs of the high-rise residential development project for sale at land plots designated B3/CT5 and B4/CT6 within planning block C14, Phuc Dong Ward, Long Bien District. The collateral for the loan includes: (i) property rights arising from the high-rise residential development project for sale at land plots B3/CT5 and B4/CT6 within planning block C14, Phuc Dong Ward, Long Bien District; and (ii) shares held by the shareholders of Thai Minh Land Investment Joint Stock Company.

(ii) Represent short-term borrowings from corporate partners, bearing interest at rates up to a maximum of 13% per annum. The maturities of these borrowings range from 2 to 5 years from the end of the reporting period.

(iii) Represents the outstanding balance of long-term bonds issued by Xuan Dinh Construction Investment Joint Stock Company (“Xuan Dinh”) – a subsidiary of the Company, comprising two packages, namely Package No. 2 XDCH2125002 and Package No. 3 XDCH2126003, with different tenors and issuance values. Proceeds from the bond issuances were fully utilized by Xuan Dinh to finance investments in shares of DAT Construction Investment Joint Stock Company (“DAT”) or DAT’s equity interests in Big Gain Investment Company Limited (“Big Gain”). The applicable coupon rate for the current period is 9.17% per annum, payable annually. Package No. 2 XDCH2125002 has an original tenor of four (4) years, subsequently extended to six (6) years, maturing on 9 April 2027, while Package No. 3 XDCH2126003 has an original tenor of five (5) years, maturing on 22 April 2026. The bonds are secured by all receivables, subscription rights for shares and rights to acquire equity interests of Xuan Dinh arising from Loan and Investment Agreement No. 01/HĐĐT/XĐ-DAT dated 24 March 2021 and its related appendices with DAT; the entire equity interest of DAT in Big Gain with a nominal value of VND 3,840 billion; and the assets and property rights of Big Gain in the Sunshine Diamond River project (a high-rise residential development located in Phu Thuan Ward, District 7, Ho Chi Minh City, excluding the construction, development and business of blocks B and C and the related infrastructure), implemented together with the current project developer, Phat Dat Real Estate Development Joint Stock Company.

Represents the outstanding balance of long-term bonds issued by Wonderland Real Estate Joint Stock Company (“Wonderland”) – a subsidiary of the Company, Package No. 1 WDLCH2126001, for the purpose of increasing working capital and/or financing investment projects. Specifically, the proceeds from the issuance were fully utilized to acquire preferred shares in Truong Minh Real Estate Business Joint Stock Company (“Truong Minh”) and preferred shares in Dai Hung Thinh Real Estate Investment Joint Stock Company (“Dai Hung Thinh”). The Package bonds have a tenor of 60 months, subsequently extended to 84 months, with a maturity date of 12 April 2028. The applicable coupon rate for the current period is 9.17% per annum. The bond interest is paid at the end of each interest period. Each period lasts 24 consecutive months, calculated from the bond issuance date up to 12 April 2027; thereafter, the interest payment period applies to the remaining term of the bonds. The bonds are secured by 5,000,000 dividend preference shares held by the Company in Truong Minh, together with all rights and benefits attached thereto; 5,000,000 dividend preference shares held by the Company in Dai Hung Thinh, together with all rights and benefits attached thereto; and property rights relating to the Quang Phu Residential and Commercial Service Project in Quang Phu Ward, Thanh Hoa Province, owned by Quang Phu Real Estate Joint Stock Company.

24. OWNERS' EQUITY

	Owners's contributed capital	Capital surplus	Other owners's capital	Retained earning	Non-controlling interests	Total
	VND	VND	VND	VND	VND	VND
Prior year's Opening balance	3,000,000,000,000	-	(22,382,401,049)	2,031,352,194,033	1,870,273,742,151	6,879,243,535,135
Increase capital from share issuance	5,997,873,080,000	(3,505,185,185)	-	-	-	5,994,367,894,815
Profit for the period	-	-	-	8,502,085,782,634	404,135,917,158	8,906,221,699,792
Consolidation under business	-	-	(1,987,696,474,859)	-	2,703,966,087,002	716,269,612,143
Increase in investment value in the subsidiary after the business combination date	-	-	-	(366,713,803,133)	(2,266,117,606,934)	(2,632,831,410,067)
Prior year's Closing balance	8,997,873,080,000	(3,505,185,185)	(2,010,078,875,908)	10,166,724,173,534	2,712,258,139,377	19,863,271,331,818
Current year's opening balance	8,997,873,080,000	(3,505,185,185)	(2,010,078,875,908)	10,166,724,173,534	2,712,258,139,377	19,863,271,331,818
Profit for the period	-	-	-	284,892,837,499	12,300,342,591	297,193,180,090
Current period's closing balance	8,997,873,080,000	(3,505,185,185)	(2,010,078,875,908)	10,451,617,011,033	2,724,558,481,968	20,160,464,511,908

Charter capital and Share

According to the 14th amended Business Registration Certificate dated 01 October 2025, the charter capital of the Company is VND 8,997,873,080,000 (as at 31 December 2025: VND 8,997,873,080,000).

As at the end of this period, the charter capital fully contributed by shareholders is as follows:

	Contributed capital			
	Closing balance		Opening balance	
	VND	%	VND	%
Mr. Do Anh Tuan	5,527,218,600,000	61.43%	5,527,218,600,000	61.43%
Other shareholders	3,470,654,480,000	38.57%	3,470,654,480,000	38.57%
	8,997,873,080,000	100.00%	8,997,873,080,000	100.00%

Shares	Closing balance	Opening balance
Number of shares issued to the public	899,787,308	899,787,308
<i>Ordinary shares</i>	<i>899,787,308</i>	<i>899,787,308</i>
Number of outstanding shares in circulation	899,787,308	899,787,308
<i>Ordinary shares</i>	<i>899,787,308</i>	<i>899,787,308</i>
An ordinary share has par value of VND 10,000		

25. REVENUE

	Q1/2026	Q1/2025
Gross revenue from goods sold	767,636,741,709	417,439,734,059
Revenue from sales of real estate and investment property	642,211,120,588	284,357,561,597
Revenue from building management services	51,523,762,633	58,396,891,553
Revenue from securities activities and securities service	9,243,790,530	14,298,130,145
Revenue from software services	2,637,615,116	797,322,964
Revenue from trading of goods and equipment	26,943,968,532	35,303,914,200
Revenue from educational activities	16,720,365,533	19,849,503,273
Revenue from others	18,356,118,777	4,436,410,327
Deductions	880,275,544	3,770,579,533
Net revenue from goods sold and in which:	766,756,466,165	413,669,154,526
Revenue with related parties (Details stated in note 32)	38,950,498,204	59,663,941,020

26. COST OF SALES

	Q1/2026	Q1/2025
Cost of sales of real estate and investment property	196,682,326,526	214,804,841,247
Cost of building management services	49,816,554,468	54,321,690,696
Cost of securities activities and securities service	2,651,251,669	2,730,116,595
Cost of software services	2,256,335,418	686,679,632
Cost of trading of goods and equipment	24,268,278,601	29,761,765,173
Cost of educational activities	15,640,735,508	15,448,018,155
Others	13,827,047,831	4,826,380,151
	305,142,530,021	322,579,491,649

27. FINANCIAL INCOME

	Q1/2026	Q1/2025
Bank and loan receivable interest	701,340,245,386	92,160,323,394
Profit from selling trading securities	1,126,092,000	6,089,300,000
Dividends and profits received from trading securities	74,920,132,365	35,825,511,210
Deferred payment interest for payment on behalf of customers purchasing apartments	-	2,641,946,130
Others	150,453,768	238,855,851
	777,536,923,519	136,955,936,585
In which		
Financial income with related parties (Details in Note 32)	180,710,260,050	35,766,163,054

28. FINANCIAL EXPENSE

	Q1/2026	Q1/2025
Minimum profit from business cooperation contract expense	399,059,041,953	103,832,590,712
Interest expense	274,880,152,690	12,162,612,776
Reversal/Provision for impairment of financial investments	577,572,903	-
Other	10,920,770,788	2,790,004,688
	685,437,538,334	118,785,208,176

29. SELLINGS AND GENERAL AND ADMINISTRATION EXPENSES

	Q1/2026	Q1/2025
Selling expenses		
- Comission expenses	4,003,161,245	972,400,572
- Advertising expenses	1,420,000,000	-
- Employee expenses	2,287,636,261	3,399,539,834
- Others	3,075,409,339	2,704,494,242
	10,786,206,845	7,076,434,648
General and administration expenses		
- Employee expenses	35,214,293,466	26,142,185,493
- Depreciation expense	3,357,372,645	3,737,263,276
- Outsource expenses	27,059,925,893	8,139,463,912
- Provision for bad debt	471,965,391	(118,300,000)
- Others	40,060,307,311	3,856,800,547
	106,163,864,706	41,757,413,228

30. CORPORATE INCOME TAX

	Q1/2026	Q1/2025
Corporate income tax expense based on taxable profit in the current period	113,190,530,001	16,297,446,906
Total current corporate income tax expense	113,190,530,001	16,297,446,906

31. BASIC EARNINGS PER SHARE

	Q1/2026	Q1/2025
Profit after tax attributable to Parent Company	284,892,837,499	31,760,948,361
Profit or loss attributable to common shareholders of the Parent Company	284,892,837,499	31,760,948,361
Average ordinary shares in circulation for the period	899,787,308	300,000,000
Basic earnings per share	317	106

32. RELATED PARTY TRANSACTIONS AND BALANCES

Related parties	Relationship
Sunshine Group Development Joint Stock Company	Related to key management personnel
Sai Gon Sunshine Group Joint Stock Company	Related to key management personnel
S-Homes Real Estate Business Investment JSC	Related to key management personnel
Sunshine AM Joint Stock Company	Related to key management personnel
Fulland Real Estate Joint Stock Company	Related to key management personnel
SCG Construction Joint Stock Company	Related to key management personnel
Sunshine CAB Joint Stock Company	Related to key management personnel
KS Group Joint Stock Company	Related to key management personnel
S-Decoro Joint Stock Company	Related to key management personnel
Sunshine - Design Joint Stock Company	Related to key management personnel
Marina 3 Joint Stock Company	Related to key management personnel
S"School Joint Stock Company	Related to key management personnel
Diamond Westlake Investment Company Limited	Related to key management personnel
Big Gain Development Company Limited	Related to key management personnel
ODE Media and Entertainment Group JSC	Related to key management personnel
Vietnet Technology and Investment JSC	Related to key management personnel
Ideas Viet Nam Technology and Software., Jsc	Related to key management personnel
S.I Development Joint Stock Company	Related to key management personnel
K8-Starlake Investment Company Limited	Related to key management personnel
Kim Thanh Trade Company Limited	Related to key management personnel
Sunshine Entertainment Joint Stock Company	Related to key management personnel
Regent Capital Investment Group., Jsc	Related to key management personnel
New Diamond Consultancy, Investment and Trading., Jsc	Related to key management personnel
DAT Holding Company Limited	Related to key management personnel
VNE Sunshine Investment, trade and contruction development., Jsc	Related to key management personnel
NobleX Technology & Finance Group., Jsc	Related to key management personnel
Thien Hai Joint Stock Company	Related to key management personnel
BigFuture., Jsc	Related to key management personnel
PCI Development and sustainable Investment., Jsc	Related to key management personnel
Viet My Consytruction Architecture., Jsc	Related to key management personnel
Noblex Hub Finance., Jsc	Related to key management personnel
Bach Giang - DCI Investment Development and Construction., Jsc	Related to key management personnel
Sunshine R&D., Jsc	Related to key management personnel
MoonX Group., Jsc	Related to key management personnel
Hung Dung Phu Yen Trading and Service., Jsc	Related to key management personnel
Roman E&C Joint Stock Company	Related party
Unique Group., Jsc	Related party
Sunshine Business Commercial Investment JSC	Related party
Sai Gon S-mart Trading Service JSC	Related party
Tai Phat Trading Service Company limited	Related party

31. RELATED PARTY TRANSACTIONS AND BALANCES (CONTINUED)

Related parties	Relationship
Dynamic Innovation Company Limited	Direct Subsidiary
SmartMind Securities Joint Stock Company	Direct Subsidiary
Sunshine Sky Villa Joint Stock Company	Direct Subsidiary
Sunshine Mart Trading and Services Company Limited	Direct Subsidiary
S-Service Management & Operation Joint Stock Company	Direct Subsidiary
Sunshine Tay Ho., Jsc	Direct Subsidiary
Sunshine Homes Development Joint Stock Company	Direct Subsidiary
DIA Investment., Jsc	Direct Subsidiary
Unicloud Technology Group Joint Stock	Indirect Subsidiary
Nanochip Technology Joint Stock Company	Indirect Subsidiary
Unicloud Technology Investment Joint Stock Company	Indirect Subsidiary
Hung Thinh Phat Home Investment Company Ltd	Indirect Subsidiary
Xuan La Construction Investment JSC	Indirect Subsidiary
Anh Duong Star Joint Stock Company	Indirect Subsidiary
Long Bien Contruction Investment JSC	Indirect Subsidiary
Xuan Dinh Construction Investment JSC	Indirect Subsidiary
Sai Gon S-Service Joint Stock Company	Indirect Subsidiary
Sunshine Maple Bear Education Ltd.	Indirect Subsidiary
Phu Thuong Education Investment Ltd.	Indirect Subsidiary
Wonderland Real Estate., Jsc	Indirect Subsidiary
Thai Minh Land Investment., Jsc	Indirect Subsidiary
Phu Thinh Land Company Limited	Indirect associate
Cam Dinh Ecological Investment Company Limited	Indirect associate
Mr Do Anh Tuan	Chairman Board of Directors
Mr Do Van Truong	Member Board of Directors
Mr. Jun Sung Bae	Member Board of Directors
Mr. Vu Le Hieu	Member Board of Directors
Ms. Nguyen Thi Phuong Loan	Member Board of Directors
Ms. Nguyen Thi Thanh Huyen	Head of the Board of Supervisors
Ms. Do Ngoc Anh	Member Board of Supervisors
Ms. Vu Thi Thuy Nga	Member Board of Supervisors
Mr. Le Van Nho	Executive Officer
Mr. Nguyen Thanh Hung	Executive Officer
Mr. Dinh Chi Hieu	Executive Officer
Mr. Cao Phi Hung	Executive Officer
Mr. Nguyen Xuan Anh	Executive Officer
Ms. Nguyen Thi Thanh Ngoc	Executive Officer
Mr. Nguyen Khac Trung	Executive Officer (appointed on 07 January 2026)

a. The Company entered into the following significant transactions with its related parties

Related parties	Transaction description	Q1/2026	Q1/2025
		VND	VND
Sales		38,950,498,204	59,663,941,020
Sunshine AM Joint Stock Company	Revenue from bond service fees	986,304,000	-
Xuan La Construction Investment JSC	Revenue from bond service fees	Subsidiary	974,939,763
Xuan Dinh Construction Investment JSC	Revenue from bond service fees	Subsidiary	1,913,535,471
Sunshine Group Development., Jsc	Revenue from bond service fees	832,917,333	564,051,000
SCG Construction Joint Stock Company	Revenue from bond service fees	425,791,051	-
S-Homes Real Estate Business Investment JSC	Revenue from bond service fees	14,678,000	178,313,081
Sunshine Marina Nha Trang Joint Stock Company	Revenue from bond service fees	2,636,349	1,490,754
Roman E&C Joint Stock Company	Revenue from bond service fees	-	329,318,408
Sunshine CAB Joint Stock Company	Revenue from bond service fees	40,371,361	166,478,408
Sunshine Business Commercial Investment JSC	Revenue from bond service fees	1,499,200	310,385,602
Sunshine AM Joint Stock Company	Revenue from sales and services	14,788,906,503	1,991,031,262
SCG Construction Joint Stock Company	Revenue from sales and services	1,529,859,230	2,481,184,101
Anh Duong Star Joint Stock Company	Revenue from sales and services	Subsidiary	2,192,518,808
KS Group Joint Stock Company	Revenue from sales and services	1,995,289,197	3,052,581,340
S-Homes Real Estate Business Investment JSC	Revenue from sales and services	507,922,662	1,430,840,248
Kien Long Commercial., Jsc	Revenue from leasing office	No longer	17,051,681,903
Sai Gon Sunshine Group Joint Stock Company	Revenue from sales and services	2,350,165,252	5,423,109,411
Xuan Dinh Construction Investment JSC	Revenue from sales and services	Subsidiary	3,449,048,277
Sunshine Group Development., Jsc	Revenue from sales and services	803,376,609	1,801,621,152
S-Decoro Joint Stock Company	Revenue from sales and services	79,113,547	119,846,406
Sunshine - Design Joint Stock Company	Revenue from sales and services	634,767,892	2,138,119,570
Long Bien Contruction Investment JSC	Revenue from sales and services	Subsidiary	1,616,839,353
Vietnet Technology and Investment JSC	Revenue from sales and services	115,889,241	418,072,713
Sai Gon Sunshine Group Joint Stock Company	Revenue from bond service fees	-	68,182
Roman E&C Joint Stock Company	Revenue from sales and services	94,634,100	86,031,000
Sunshine Homes Development JSC	From server and system rental	Subsidiary	3,611,087,347
Fulland Real Estate Joint Stock Company	Revenue from sales and services	2,523,440	1,022,725
Wonderland Real Estate., Jsc	Revenue from bond service fees	Subsidiary	498,152,000
Big Gain Development Company Limited	Revenue from bond service fees	10,950,899,696	6,595,970,145
Tan Cuong consultancy, investment and	Revenue from sales and services	9,364,987	-
VNE Sunshine Investment, trade and	Revenue from sales and services	48,509,381	-
NobleX Technology & Finance Group., Jsc	Revenue from sales and services	1,574,826,905	-
Unique Group., Jsc	Revenue from sales and services	174,914,968	-
New Diamond Consultancy, investment and	Revenue from sales and services	125,000	-
ODE Media and Entertainment Group JSC	Revenue from sales and services	985,212,300	1,266,602,590
Purchase of goods and services		480,941,327,704	60,450,411,548
Sai Gon Sunshine Group Joint Stock Company	Project construction costs	-	22,939,953,143
Sai Gon Sunshine Group Joint Stock Company	Real estate brokerage fees	240,000,000	27,376,696,083
SCG Construction Joint Stock Company	Purchase of goods and services	729,493,637	-
Sai Gon Sunshine Group Joint Stock Company	Cost of leasing for office	113,400,000	-
Sunshine - Design Joint Stock Company	Consulting and design costs	3,929,740,600	-
Sunshine Group Development JSC	Purchase of goods and services	294,000,000	534,000,000
Xuan Dinh Construction Investment JSC	Cost of leasing	Subsidiary	5,198,959,995
Sunshine CAB Joint Stock Company	Vehicle rental costs	62,031,480	-

a. The Company entered into the following significant transactions with its related parties (Continued)

Related parties	Transaction description	Q1/2026	Q1/2025
		VND	VND
Kien Long Commercial., Jsc	Bank services bank	No longer	759,668,057
Big Gain Development Company Limited	Purchase of goods and services	-	1,176,229,876
ODE Media and Entertainment Group JSC	Purchase of goods and services	5,458,811,988	451,229,602
Ideas Viet Nam Technology and Software JSC	Purchase of goods and services	-	90,000,000
NobleX Technology & Finance Group., Jsc	Purchase of goods and brokerage	50,793,876,504	-
S-Homes Real Estate Business Investment JSC	Cost of leasing car	60,000,000	-
Marina 1., Jsc	Cost of construction	419,259,973,495	-
Anh Duong Star., Jsc	Duplex floor rental expense	Subsidiary	1,923,674,792
Selling financial assets		211,173,904,000	-
KS Group Joint Stock Company	Purchase bond	211,173,904,000	-
Buying financial assets		421,127,962,000	76,116,755,000
KS Group Joint Stock Company	Purchasing bonds	421,127,962,000	76,116,755,000
Payment of loans		148,950,000,000	77,875,100,000
New Diamond Consultancy, investment and	Payment of loans	9,000,000,000	-
Diamond Westlake Investment Co., Ltd	Payment of loans	139,950,000,000	-
Mr Do Van Truong	Payment of loans	-	54,355,000,000
Mr Do Anh Tuan	Payment of loans	-	23,520,100,000
Loan recovery		1,827,380,000,000	8,246,000,000
Sai Gon Sunshine Group., Jsc	Loan recovery	900,000,000	-
Diamond Westlake Investment Co., Ltd	Loan recovery	29,600,000,000	-
KS Group Joint Stock Company	Loan recovery	1,552,430,000,000	-
Fulland Real Estate Joint Stock Company	Loan recovery	62,100,000,000	-
Big Gain Development Company Limited	Loan recovery	100,920,000,000	5,696,000,000
New Diamond Consultancy, investment and	Loan recovery	81,430,000,000	2,550,000,000
Lending		3,385,591,636,987	102,120,000,000
KS Group Joint Stock Company	Lending	2,222,390,000,000	-
Sunshine Group Develop., Jsc	Lending	-	29,700,000,000
Big Gain Development Company Limited	Lending	-	53,700,000,000
Sai Gon Sunshine Group., Jsc	Lending	199,000,000,000	-
Wonderland Real Estate., Jsc	Lending	Subsidiary	18,700,000,000
Diamond Westlake Investment Co., Ltd	Lending	626,151,636,987	-
New Diamond Consultancy, investment and	Lending	240,850,000,000	-
Fulland Real Estate Joint Stock Company	Lending	97,200,000,000	-
S"School., Jsc	Lending	-	20,000,000
Financial Expenses		1,026,739,726	-
New Diamond Consultancy, investment and	Interest expenses	1,026,739,726	-
Financial Income		180,710,260,050	35,766,163,054
Sai Gon Sunshine Group Joint Stock Company	Lending interest	4,000,586,301	96,438,357
Sunshine AM Joint Stock Company	Bonds interest; Lending interest	89,781,873	11,110,282,971
Sunshine Group Development JSC	Bonds interest	147,796,352	109,197,610
Kien Long Commercial., Jsc	Demand deposit interest	No longer	142,699,089
Wonderland Real Estate., Jsc	Bonds interest	Subsidiary	3,494,693,577
Xuan Dinh Construction Investment JSC	Bonds interest	Subsidiary	2,299,013,255
KS Group Joint Stock Company	Demand deposit lending interest	108,186,655,479	14,631,506
Fulland Real Estate Joint Stock Company	Demand deposit lending interest	35,380,221,916	-
Big Gain Development Company Limited	Bonds interest; Lending interest	13,972,227,031	18,499,206,689
Diamond Westlake Investment Company	Lending interest	14,549,243,154	-
New Diamond Consultancy, investment and	Bonds interest	4,383,747,944	-

b. Significant related party balances as at the consolidated balance sheet date were as follows

Related parties	Balance description	31/03/2026 VND	01/01/2026 VND
Trade securities		1,257,642,811,136	1,096,190,661,136
SCG Construction Joint Stock Company	Shares	238,835,300,000	238,835,300,000
ODE Media and Entertainment Group JSC	Shares	15,000,000,000	15,000,000,000
Big Gain Development Company Limited	Bonds	303,300,000,000	303,300,000,000
Sunshine AM Joint Stock Company	Bonds	700,507,511,136	489,427,361,136
Sunshine housing., JSC	Bonds	-	49,628,000,000
Short-term held-to-maturity investments		608,571,687	2,797,390,111
Sunshine AM Joint Stock Company	Bonds	608,571,687	608,571,687
Sunshine housing Joint Stock Company	Bonds	-	2,188,818,424
KS Group Joint Stock Company	Loan receivables	1,818,450,000,000	3,663,450,000,000
Sunshine Group Development JSC	Loan receivables	3,060,000,000	3,060,000,000
Big Gain Development Company Limited	Loan receivables	431,975,631,844	532,895,631,844
Sunshine AM Joint Stock Company	Loan receivables	-	4,600,000,000
Fulland Real Estate Joint Stock Company	Loan receivables	1,702,050,000,000	1,280,250,000,000
Sai Gon Sunshine Group Joint Stock Company	Loan receivables	207,870,000,000	9,770,000,000
New Diamond Consultancy, investment and trading Joint Stock Company	Loan receivables	159,420,000,000	-
Diamond Westlake Investment Company Ltd	Loan receivables	626,151,636,987	29,600,000,000
Long-term held-to-maturity investments		246,140,919,712	246,140,919,712
Sunshine Group Development JSC	Bonds	2,895,895,983	2,895,895,983
Big Gain Development Company Limited	Bonds	3,625,023,729	3,625,023,729
S"School., JSC	Loan receivables	20,000,000	20,000,000
KS Group Joint Stock Company	Loan receivables	239,600,000,000	239,600,000,000
Short-term advances to suppliers		4,381,938,863,142	4,839,400,485,885
Sai Gon Sunshine Group Joint Stock Company	Advances to constructions	2,784,615,429,553	2,784,615,429,553
Sunshine Marina Nha Trang., JSC	Advances to constructions	1,398,167,244,342	1,419,267,244,342
Sunshine - Design Joint Stock Company	Short-term advances to design	-	1,410,000,000
Marina 1., Jsc	Advances to constructions	189,872,420,288	579,782,393,783
Unicloud Technology Group Joint Stock	Short-term advances to design	40,080,420	-
Sai Gon S-Service., JSC	To operating management fees	549,591,279	-
NobelX Technology & Finance Group., JSC	Advances to service	1,700,000	-
KS Group., JSC	Advisory, brokerage, custody, and others fees	8,692,397,260	8,692,397,260
S-Homes Real Estate Business Investment., JSC	Advances to constructions	-	45,633,020,947

b. Significant related party balances as at the consolidated balance sheet date were as follows (Continued)

	Balance description	31/03/2026	01/01/2026
		VND	VND
Short-term trade receivables		138,928,442,133	402,739,518,207
SCG Construction Joint Stock Company	Receivables from services	8,741,967,823	47,869,452,855
SCG Construction Joint Stock Company	Receivables from construction	35,849,161,608	-
Sai Gon Sunshine Group Joint Stock Company	Receivables from services	5,054,838,111	246,631,010,348
Sunshine Group Development JSC	Receivables from services	5,725,073,149	2,131,486,544
Vietnet Technology and Investment JSC	Receivables from services	3,987,148,222	3,966,958,242
Sai Gon S-mart Trading Service JSC	Receivables from services	1,072,462,700	-
KS Group Joint Stock Company	Advisory, brokerage, custody...	309,525,385	317,130,334
Ms Do Thi Hong Nhung	Receivables from real estate sales	1,534,023,854	30,549,336,934
Fulland Real Estate Joint Stock Company	Receivables from services	10,150,766	30,471,573
Sunshine Business Commercial Investment JSC	Receivables from bonds services	13,034,215	12,234,215
S-Decoro Joint Stock Company	Receivables from services	208,042,760	235,478,931
Sunshine - Design Joint Stock Company	Receivables from services	13,691,540,685	4,705,254,057
Sunshine AM Joint Stock Company	Receivables from services	198,806,653	10,959,851
S-Homes Real Estate Business Investment JSC	Receivables from services	647,027,473	219,829,142
Sunshine CAB Joint Stock Company	Receivables from services	71,352,373	14,446,084
Sunshine housing., Jsc	Receivables from services	-	2,218,542
S-Decoro Joint Stock Company	Receivables from services	98,699,996	-
Fulland Real Estate Joint Stock Company	Receivables from services	90,000	-
Sunshine Marina Nha Trang JSC	Receivables from services	2,719,481	-
Big Gain Development Company Limited	Receivables from services	4,931,380,202	7,432,631,032
Diamond Westlake Investment Company Ltd	Receivables from real estate sales	43,697,661,718	43,697,661,718
SCG Construction Joint Stock Company	Receivables from real estate sales	1,119,707,199	-
New Diamond Consultancy, Investment and	Receivables from services	135,000	-
VNE Sunshine Investment, trade and	Receivables from services	22,312,733	2,732,778
NobleX Technology & Finance Group., Jsc	Receivables from services	1,143,793,380	13,701,789,198
Unique Group., Jsc	Receivables from services	9,155,532,980	703,858,030
ODE Media and Entertainment Group JSC	Receivables from services	1,538,156,157	504,577,799
Roman E&C Joint Stock Company	Receivables for services	104,097,510	-
Short-term other receivables		2,624,312,265,192	3,106,601,905,769
S-Homes Real Estate Business Investment., JSC	Deposit for acquisition of shares	2,251,751,000,000	2,251,751,000,000
KS Group Joint Stock Company	Buying bonds , lending interest	104,517,388,441	97,779,732,638
KS Group Joint Stock Company	Deposit for bonds transfer	-	550,615,572,603
Sunshine AM Joint Stock Company	Bonds interest; loan interest	18,905,743,616	4,197,934,261
New Diamond Consultancy, investment and trading Joint Stock Company	Bonds interest; loan interest	4,383,747,944	-
Sunshine Group Development JSC	Receivable for bonds interest	563,818,268	416,021,916
Sai Gon Sunshine Group Joint Stock Company	Receivables from lending interest	6,437,846,575	49,548,174,341
Big Gain Development Company Limited	Receivables from lending interest	32,571,450,116	11,741,319,295
Thien Hai., Jsc	Receivables from project	1,107,922,487	1,107,922,487
Sunshine Marina Nha Trang Joint Stock Company	Receivables from on-behalf for apartment purchases	-	83,439,025,190
Fulland Real Estate Joint Stock Company	Receivables from lending interest	88,451,178,625	52,994,301,367
Diamond Westlake Investment Company Ltd	Receivables from lending interest	21,532,980,140	-
KS Group Joint Stock Company	Receivables from lending interest	94,089,235,092	-
Sunshine housing., Jsc	Bonds interest; loan interest	-	3,010,947,694

b. Significant related party balances as at the consolidated balance sheet date were as follows (Continued)

Balance description		31/03/2026	01/01/2026
		VND	VND
Advance from customer		1,366,540,970,878	121,179,249,546
S-Homes Real Estate Business Investment JSC	For construction contracts	45,633,020,947	-
SCG Construction Joint Stock Company	Advance for services contracts	348,556,228,387	121,158,318,465
KS Group Joint Stock Company	Advance for services contracts	-	20,931,081
Big Gain Investment Compant Limited	Advance for services contracts	26,136,000	-
New Diamond Consultancy, investment and trading Joint Stock Company	Advance for services contracts	972,325,585,544	-
Short-term trade payables		463,580,145,787	470,260,192,686
Sai Gon Sunshine Group Joint Stock Company	For contruction, brokerage fees	349,841,795,709	352,647,340,308
Sai Gon Sunshine Group Joint Stock Company	Payable for goods and services	18,923,393,899	18,736,121,899
Sunshine Group Development JSC	Payable for goods and services	6,054,362,563	1,036,800,000
S-Decoro Joint Stock Company	Payable for office renovation	28,709,036,919	20,232,006,583
SCG Construction Joint Stock Company	Payable for goods and services	7,488,746,489	11,810,907,550
KS Group Joint Stock Company	Payable for goods and services	-	3,759,982
Sunshine - Design Joint Stock Company	For conceptual design fee	9,830,565,814	28,166,277,550
ODE Media and Entertainment Group JSC	Payable for goods and services	17,358,728,391	13,276,188,894
NobleX Technology & Finance Group., Jsc	Payable for goods and services	21,388,916,016	23,184,772,939
Ideas Viet Nam Technology and Software JSC	Payable for goods and services	388,800,000	-
Sunshine CAB Joint Stock Company	Payable for hiring car	1,056,653,882	989,659,883
S-Homes Real Estate Business Investment JSC	Payable for construction	97,200,000	32,400,000
Sai Gon S-Mart Trading Service., Jsc	Payable for goods and services	1,271,840	-
Big Gain Development Company Limited	Payable for goods and services	2,440,674,265	143,957,098
Other current payables		128,512,154,150	254,221,955,812
KS Group Joint Stock Company	Other payable	3,759,982	-
S.I Development Joint Stock Company	Debt offsetting	127,950,000,000	225,000,000,000
Sunshine AM Joint Stock Company	Payables for tranfering preferred	-	28,663,561,644
Ms. Do Thi Hong Nhung	Maintenance fund	558,394,168	558,394,168
Long-term other payables		651,198,400,000	1,751,198,400,000
Tai Phat Trading Service Company limited	Payables for BCC	-	1,100,000,000,000
New Diamond Consultancy, Investment and	Payables for BCC	651,198,400,000	651,198,400,000
Short-term accrued expenes		238,855,473,738	247,007,697,931
Sai Gon Sunshine Group Joint Stock Company	Accual for construction expenes	234,666,977,862	234,666,977,862
SCG Construction Joint Stock Company	Construction expenes	-	441,299,538
ODE Media and Entertainment Group JSC	Accual for gift	58,534,780	58,534,780
New Diamond Consultancy, investment and trading Joint Stock Company	Accual for interest expenes	4,129,961,096	-
Diamond Westlake Investment Co., Ltd	Accual for interest expenes	-	11,518,363,013
S-Decoro Joint Stock Company	Accual for vouchoer	-	180,442,736
Kien Long Commercial., Jsc	Guarantee fee	-	32,746,669
Real Tech Real Estate Group., Jsc	Car leasing expenes	-	109,333,333
Short-term and long-term loans		68,100,000,000	139,950,000,000
New Diamond Consultancy, investment and trading Joint Stock Company	Short-term loans	68,100,000,000	-
Diamond Westlake Investment Company Ltd	Short-term loans	-	139,950,000,000

c. Board of Executive Officers, Board of Directors and Board of Supervisors 's remuneration

Board of Directors and Board of Executive Officers; Board of Supervisors	Q1/2026	Q1/2025
	VND	VND
Board of Directors and Board of Executive Officers	8,355,855,316	4,473,416,332
Mr Do Anh Tuan	1,800,000,000	1,500,000,000
Mrs Nguyen Thi Phuong Loan	1,530,000,000	300,000,000
Mr Do Van Truong	900,000,000	900,000,000
Mr Vu Le Hieu	150,000,000	60,000,000
Mr Jun Sungbae	300,000,000	-
Mr Le Van Nho	900,000,000	-
Mr Cao Phi Hung	900,500,000	238,636,364
Mrs Nguyen Thi Thanh Ngoc	750,000,000	-
Mr Nguyen Khac Trung	457,008,377	-
Mr Nguyen Xuan Anh	368,346,939	-
Mr Nguyen Thanh Hung	150,000,000	-
Mr Dinh Chi Hieu	150,000,000	-
Mrs Do Thi Dinh	-	1,254,387,372
Mr Phan Ich Long	-	220,392,596
Board of Supervisors	60,000,000	60,000,000
Mrs Nguyen Thi Thanh Huyen	30,000,000	30,000,000
Mrs Vu Thi Thuy Nga	15,000,000	15,000,000
Mrs Do Ngoc Anh	15,000,000	15,000,000

Comparative information

Changes arising from the adoption of Circular No. 43/2026/TT-BTC

As disclosed in Note 02, the Company has adopted Circular No. 43/2026/TT-BTC for accounting periods beginning on or after 1 January 2026. Accordingly, certain line items and codes on the Statement of Financial Position (formerly the Balance Sheet), the Statement of Profit or Loss, the Cash Flows Statement, and the accompanying notes to the separate financial statements for the first quarter 2026 have been adjusted and restated to comply with the requirements of this Circular, ensuring consistency in the presentation of the financial statements.

	Circular No. 202/2014		Circular No. 43/2026		
	Codes	Opening balance (as previously presented)	Codes	Opening balance (as represent)	Adjustment
CONSOLIDATED STATEMENT OF FINANCIAL POSITION					
Short-term financial investments	120	2,249,410,497,681	120	22,113,621,989,988	19,864,211,492,307
Short-term held-to- maturity investments	123	1,081,719,836,545	123	20,945,931,328,852	19,864,211,492,307
Short-term receivables	130	57,697,018,059,278	130	37,832,806,566,971	(19,864,211,492,307)
Short-term loan receivables	135	19,864,211,492,307		-	(19,864,211,492,307)
Long-term receivables	210	8,214,395,933,909	210	6,874,775,933,909	(1,339,620,000,000)
Long-term loan receivables	215	1,339,620,000,000		-	(1,339,620,000,000)
Long-term financial investments	250	8,759,802,112,229	260	10,099,422,112,229	1,339,620,000,000
Long-term held-to-maturity investments	255	395,170,277,794	265	1,734,790,277,794	1,339,620,000,000

SUBSEQUENT EVENTS AFTER THE END OF FINANCAL YEAR

There are no subsequent events after the end of the accounting period that require adjustment or disclosure in the Company's separate financial statements

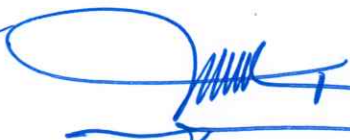
Preparer

Chief Accountant

Approved, 25 April 2026
Legal Representative



Nguyen Huu Khanh



Ho Duc Viet



Nguyen Thi Phuong Loan