

**SUNSHINE GROUP
JOINT STOCK COMPANY**

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness

No: 10...../2025/SSG/CV-BC

Ha Noi, January 24 2025

**To: Hanoi Stock Exchange
Value Shareholders**

Name of company: Sunshine Group Joint Stock Company.

Stock symbol: KSF.

Address of headoffice: 12th Floor, Sunshine Center Building, No. 16, Pham Hung Street,
My Dinh 2 Ward, Nam Tu Liem District, Ha Noi City, Viet Nam.

Telephone: (024) 7305 2999

Website: <https://sunshinegroup.vn/>

Person authorized to disclose information: Mr. Ho Duc Viet – Person authorized to disclose
information.

Type of information arranged: ☒ Periodic ☐ Extraordinary ☐ 24h ☐ Other

Content of information disclosure:

On 24/10/2025, Sunshine Group Joint Stock Company announced the 2024 Governance
Report.

This information has published on the company's website on 24/10/2025 at the link
<https://sunshinegroup.vn/bao-cao-quan-tri-cong-ty/>.

We hereby commit that the above information provided is true and correct, and fully
responsibility to the law. *[Signature]*

Recipients:

- As addressed;
- Archived: AD.

**PERSON AUTHORIZED TO
DISCLOSE INFORMATION**



[Signature]
HO DUC VIET

**SUNSHINE GROUP
JOINT STOCK COMPANY**

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness

No: *12*.../2025/BCTHQT- SSG

Hanoi City, January 24, 2025

REPORT ON CORPORATE GOVERNANCE
(2024)

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

- Name of company: **SUNSHINE GROUP JOINT STOCK COMPANY**
- Address of headoffice: 12th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Viet Nam.
- Telephone: (024) 7305 2999 Fax:
- Charter capital: VND 3,000,000,000,000
- Stock symbol: KSF
- Governance model: General Meeting of Shareholders, Board of Directors, Board of Supervisors, General Director.
- The implementation of internal audit: Implemented.

I. Activities of the General Meeting of Shareholders

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

No.	Resolution/Decision No.	Date	Content
1	01/2024/RTG/NQ-ĐHĐCĐ	April 27, 2024	- Resolution of the Annual General Meeting of Shareholders, approving the matters discussed at the 2024 Annual General Meeting of Shareholders within its authority.

II. Board of Directors:

1. Information about the members of the Board of Directors (“BOD”):

No.	Board of Directors’ members	Position (Independent members of the Board of Directors, Non-executive members of the Board of Directors))	The date becoming/ceasing to be the member of the Board of Directors	
			Date of appointment	Date of dismissal
1	Mr. Do Anh Tuan	Chairman of the Board of Directors	October 23, 2020	-
2	Ms. Do Thi Dinh	Board of Directors’ member	October 23, 2020	-
3	Mr. Phan Ich Long	Board of Directors’ member	October 23, 2020	April 27, 2024
4	Mr. Do Van Truong	Board of Directors’ member	April 27, 2024	-
5	Mr. Vu Le Hieu	Independent member of the Board of Directors	April 27, 2024	-
6	Mr. Tran Dinh Phuong	Independent member of the Board of Directors	May 27, 2023	April 27, 2024
7	Ms. Nguyen Thi Phuong Loan	Non-executive member of the Board of Directors	May 27, 2023	-

2. Meetings of the Board of Directors:

No.	Board of Director’ member	Number of meetings attended by Board of Directors	Attendance rate	Reasons for absence
1	Mr. Do Anh Tuan	25/25	100%	
2	Ms. Do Thi Dinh	25/25	100%	

3	Mr. Phan Ich Long	9/25	36%	Dismissed on April 27, 2024
4	Mr. Do Van Truong	16/25	64%	Appointed on April 27, 2024
5	Mr. Vu Le Hieu	16/25	64%	Appointed on April 27, 2024
6	Mr. Tran Dinh Phuong	9/25	36%	Dismissed on April 27, 2024
7	Ms. Nguyen Thi Phuong Loan	25/25	100%	

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

In 2024, the Board of Directors (BOD) supervised the Board of Management in accordance with the Company's Charter and internal governance regulations. Specifically, the BOD oversaw and provided guidance to the Board of Management in the following activities:

- Conducted the 2024 Annual General Meeting of Shareholders on April 27, 2024;
- Supervised the full implementation of:
 - The Company's semi-annual governance report for the first half of 2024;
 - The preparation of the Company's Financial Reports in accordance with regulations;
 - The 2023 Annual Report.
- Implementing the Company's investment strategies.
- Supervised the implementation of Resolutions/Decisions issued by the General Meeting of Shareholders and the BOD;
- Discussed and evaluated the performance of the Board of Management and reported to the General Meeting of Shareholders at the Annual General Meeting of Shareholders;
- Supervised business operations: The BOD oversaw the Company's business activities within its authority;
- Supervised and directed information disclosure to ensure transparency and timeliness in compliance with legal regulations.

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

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

No.	Resolution/Decision No.	Date	Content	Approval rate
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1	03/2024/RTG/NQ-HĐQT	June 2, 2024	The Board of Directors approved signing a sales contract with Sunshine Mart Service and Trading Business Company Limited	100%
2	04/2024/RTG/NQ-HĐQT	February 20, 2024	The Board of Directors approved the plan to organize the 2024 Annual General Meeting of Shareholders.	100%
3	05/2024/RTG/NQ-HĐQT	March 23, 2024	The Board of Directors approved the annex to the Agreement on sharing office electricity costs with S-Service Management & Operation Joint Stock Company.	100%
4	06/2024/RTG/NQ-HĐQT	April 5, 2024	The Board of Directors approved the time, agenda, and documents for the 2024 Annual General Meeting of Shareholders.	100%
5	07/2024/RTG/NQ-HĐQT	April 17, 2024	The Board of Directors approved the nomination of Board of Directors' independent member candidate.	100%
6	08/2024/RTG/NQ-HĐQT	April 25, 2024	The Board of Directors approved the nomination of candidates and amendments to the 2024 Annual General Meeting documents.	100%
7	09/2024/RTG/NQ-HĐQT	April 25, 2024	The Board of Directors approved the dismissal and appointment of the Chief Accountant of the Company.	100%
8	09a/2024/RTG/NQ-HĐQT	April 25, 2024	The Board of Directors approved signing a management consulting service contract with Sunshine Sky Villa Joint Stock Company.	100%
9	10/2024/RTG/NQ-HĐQT	April 26, 2024	The Board of Directors' Resolution approved the update, amendment, and supplementation of the documents for the 2024 Annual General Meeting of Shareholders.	100%
10	11/2024/RTG/NQ-HĐQT	May 4, 2024	The Board of Directors approved the selection of the Company's name, email, and website.	100%
11	12/2024/SSG/NQ-HĐQT	May 15, 2024	Change of registered operation content for the Company's representative office in Ho Chi Minh City	100%

12	15/2024/SSG/NQ-HĐQT	June 10, 2024	The Board of Directors approved the transfer of shares in S.I Development Joint Stock Company and Thien Hai Joint Stock Company.	100%
13	16/2024/SSG/NQ-HĐQT	June 17, 2024	The Board of Directors approved the principle of signing an annex to adjust the rent price of the office lease contract No. 01/2023/HĐTVP/SSSG-RTG dated June 22, 2023 with Saigon Sunshine Group Joint Stock Company.	100%
14	17/2024/SSG/NQ-HĐQT	July 4, 2024	The Board of Directors approved the principle of signing a supply and construction contract with S-Decoro Joint Stock Company.	100%
15	18/2024/SSG/NQ-HĐQT	July 22, 2024	The Board of Directors approved the principle of signing a business cooperation contract with S-Service Management & Operation Joint Stock Company.	100%
16	19/2024/SSG/NQ-HĐQT	August 22, 2024	The Board of Directors approved the principle of signing a deposit contract for the transfer of shares in Dynamic Innovation Company Limited with Sunshine Sky Villa Joint Stock Company.	100%
17	20/2024/SSG/NQ-HĐQT	October 14, 2024	The Board of Directors approved the Company's transfer of shares in Sunshine Mart Service and Trading Business Company Limited and the transfer of shares in S-Service Management & Operation Joint Stock Company.	100%
18	21/2024/SSG/NQ-HĐQT	October 15, 2024	The Board of Directors approved the dismissal of the Deputy General Director of Business.	100%
19	22/2024/SSG/NQ-HĐQT	October 15, 2024	The Board of Directors approved Sunshine Sky Villa Joint Stock Company to guarantee debt obligations and use assets as collateral for obligations at HD Bank.	100%
20	23/2024/SSG/NQ-HĐQT	October 26, 2024	The Board of Directors approved the principle of signing a management consulting service contract with Dynamic Innovation Company Limited	100%

21	24/2024/SSG/NQ-HĐQT	October 31, 2024	Sunshine Sky Villa Joint Stock Company guarantees debt obligations and uses assets as collateral for obligations at HD Bank.	100%
22	25/2024/SSG/NQ-HĐQT	December 4, 2024	The Board of Directors approved the subsidiary of the Company to purchase/transfer shares, making Thuan Phu Lang Co Development Investment Joint Stock Company an indirect affiliate of the Company.	100%
23	26/2024/SSG/NQ-HĐQT	December 20, 2024	The Board of Directors approved Dynamic Innovation Company Limited (a subsidiary) to invest in Phu Thinh Land Company Limited making Phu Thinh Land an indirect affiliate of the Company.	100%
24	27/2024/SSG/NQ-HĐQT	December 23, 2024	The Board of Directors approved the principle of signing a lease contract for commercial space with Anh Duong Star Joint Stock Company.	100%
25	28/2024/SSG/NQ-HĐQT	December 31, 2024	Resolution of the Board of Directors approving contents including adjusting the content of the Company's investment activities in S-Service Management & Operation Joint Stock Company according to Board Resolution No. 20/2024/SSG/NQ-HĐQT; Dynamic Innovation Company Limited contributes capital to Phu Thuong Education Investment Company Limited, S-Service Management & Operations Joint Stock Company and Sunshine Mart Trading and Service Company Limited contribute capital to Sunshine Maple Bear Education Company Limited; Sign the Contract Appendix regarding the concurrent validity period between the Company and S-Service.	100%

III. Board of Supervisors (annual report):

1. Information about members of Board of Supervisors

No.	Members of Board of Supervisors/ Audit Committee	Position	The date becoming/ceasing to be the member of the Board of Supervisors/ Audit Committee	Qualification
1	Ms. Nguyen Thi Thanh Huyen	Head of the Board	Appointed on October 23, 2020	Bachelor of Economics

2	Ms. Vu Thi Thuy Nga	Member	Appointed on October 23, 2020	Bachelor of Accounting
3	Ms. Do Ngoc Anh	Member	Appointed on May 27, 2023	Bachelor of Finance and Accounting

2. Meetings of Board of Supervisors or Audit Committee

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

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

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

- Reviewed and monitored compliance with legal regulations and the Company's internal policies, and supervised the implementation of resolutions passed by the General Shareholders' Meeting in the management and operation of the BOD and Board of Management.
- Examined the 2023 financial reports, quarterly financial reports, and the semi-annual financial report for 2024 to assess the accuracy and reasonableness of the financial data, as well as compliance with the Vietnamese Accounting Standards and relevant legal regulations.
- Supervised the disclosure of information and submission of reports in accordance with legal requirements.
- Evaluated and supervised the implementation of policies and procedures related to risk management and compliance with legal regulations.

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

- The Supervisory Board consistently collaborates closely with the Board of Directors and the Board of Management to ensure tasks are carried out effectively.
- The Board of Directors and the Board of Management actively support by providing necessary information, documents, and inviting meetings or convening when requested to help the Supervisory Board fulfill its duties.
- Members of the Board of Directors and the Board of Management facilitate the participation of the Supervisory Board in important meetings, ensuring that they are provided with sufficient information to contribute their opinions and monitor relevant matters within their scope of authority.

- The Supervisory Board, Board of Directors, and Board of Management also work closely with the shareholders, adhering to the Enterprise Law, and fulfilling their information needs through various communication channels, corporate events, or direct provision as requested. This coordination not only enhances governance effectiveness but also fosters a transparent, open, and cooperative environment.

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

IV. Board of Management

No.	Members of Board of Management	Date of birth	Qualification	Date of appointment / dismissal of members of the Board of Management /
1	Ms. Do Thi Dinh - General Director	December 26, 1983	Bachelor of Finance Academy	Date of appointment: October 28, 2020
2	Mr. Phan Ich Long - Deputy General Manager	August 22, 1985	Construction engineer	Date of appointment: October 24, 2020
3	Mr. Le Hoang Nam - Deputy General Manager	June 14, 1981	Technology Engineer information	Date of appointment: March 26, 2021
4	Ms. Do Thu Huyen - Deputy General Director of Sales	May 19, 1980	Bachelor of Economics	Date of dismissal: October 15, 2024

V. Chief Accountant

Name	Date of birth	Qualification	Date of appointment/ dismissal
Ms. Tran Thi Hang	September 4, 1976	Bachelor of Business Administration	Date of dismissal: April 25, 2024
Mr. Ho Duc Viet	May 6, 1990	Bachelor of Business Accounting	Date of appointment: April 25, 2024

VI. Training courses on corporate governance:

Training courses on corporate governance were involved by members of Board of Directors, the Board of Supervisors, Director (General Director), other managers and secretaries in accordance with regulations on corporate governance: None.

VII. The list of affiliated persons of the public company (annual report) and transactions of affiliated persons of the Company

1. The list of affiliated persons of the Company

No.	Name of organization/individual	Securities trading account (if any)	Position at the Company (if any)	No.*, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
I. Board of Director									
1.1	Mr. Do Anh Tuan	047C299999	Chairman of the Board of Directors			October 23, 2020	-	-	Internal Person and individuals owning more than 10% of the total shares have voting rights
1.2	Ms. Do Thi Dinh	047C666666	Board of Directors' member			October 23, 2020	-	-	Internal Person
1.3	Mr. Phan Ich Long	-				October 23, 2020	April 27, 2024	Dismissed according to the resolution of the General Meeting of Shareholders No. 01/2024/RTG/NQ-	Internal Person

No.	Name of organization/individual	Securities trading account (if any)	Position at the Company (if any)	No. *, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
								ĐHĐCĐ	
1.4	Mr. Do Van Truong	-	Board of Directors' member			April 27, 2024	-	Appointed according to Resolution of the General Meeting of Shareholders No. 01/2024/RTG/NQ-ĐHĐCĐ	Internal Person
1.5	Mr. Vu Le Hieu	-	Independent member of the Board of Directors			April 27, 2024	-	Appointed according to Resolution of the General Meeting of Shareholders No. 01/2024/RTG/NQ-ĐHĐCĐ	Internal Person

No.	Name of organization/individual	Securities trading account (if any)	Position at the Company (if any)	No. *, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
1.6	Mr. Tran Dinh Phuong	-	Board of Directors' member			May 27, 2023	April 27, 2024	Dismissed according to the resolution of the General Meeting of Shareholders No. 01/2024/RTG/NQ-DHĐCĐ	Internal Person
1.7	Ms. Nguyen Thi Phuong Loan	-	Board of Directors' member			May 27, 2023	-	Appointed according to the Resolution of the General Meeting of Shareholders No. 01/2023/KSF/NQ-DHĐCĐ	Internal Person
II. Board of Supervisors									
2.1	Ms. Nguyen Thi Thanh Huyen		Head of Supervisory Board			October 23, 2020			Internal Person

No.	Name of organization/individual	Securities trading account (if any)	Position at the Company (if any)	No. *, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
2.2	Ms. Vu Thi Thuy Nga		Member of Supervisory Board			October 23, 2020			Internal Person
2.3	Ms. Do Ngoc Anh		Member of Supervisory Board			May 27, 2023		Appointed according to Resolution of the General Meeting of Shareholders No. 01/2023/KSF/NQ-ĐHĐCĐ	Internal Person
III. Board of Management									
3.1	Ms. Do Thi Dinh		Chief Executive Officer, Legal Representative			October 2020			Internal Person

No.	Name of organization/individual	Securities trading account (if any)	Position at the Company (if any)	No. *, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
3.2	Mr. Phan Ich Long		Deputy CEO			October 2020			Internal Person
3.3	Ms. Do Thi Huyen		Deputy CEO of Sales			March 3, 2023	October 15, 2024	Dismissed according to BOD Resolution No. 21/2024/SSG/NQ-HĐQT	Internal Person

No.	Name of organization/individual	Securities trading account (if any)	Position at the Company (if any)	No. *, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
3.4	Mr. Le Hoang Nam	047C007962	Deputy CEO			March 26, 2021			Internal Person

IV. Chief Accountant and Authorized Information Disclosure Representative

4.1	Ms. Tran Thi Hang		Chief Accountant, Authorized Information Disclosure Representative.			June 2018	April 2024	Dismissed according to Resolution No. 09/2024/RTG/NQ-HĐQT of the Board of Directors	Internal Person
4.2	Mr. Ho Duc Viet		Chief Accountant, Authorized Information Disclosure Representative.			April 2024		Appointed according to Resolution No. 09/2024/RTG/NQ-HĐQT of the Board of Directors	Internal Person

V. The person responsible for company governance

No.	Name of organization/individual	Securities trading account (if any)	Position at the Company (if any)	No.*, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
5.1	Ms. Nguyen Thi Xuan My		The person responsible for company governance.			August 4, 2021			Internal Person
VI. Related organizations									
6.1	Dynamic Innovation Company Limited			0314269019, issued by the Department of Planning and Investment of Ho Chi Minh City on March 7, 2017	S1.A2.01.02, 1st Floor, S1 Tower, 23 Phu Thuan, Tan Phu, District 7, Ho Chi Minh City	June 2021			Subsidiary
6.2	SmartMind Securities Joint Stock Company			42/UBCK-GPHĐKD, issued by the State Securities Commission on December 28, 2006	1st and 6th Floors, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2, Nam Tu Liem District,	November 2021			Subsidiary

No.	Name of organization/individual	Securities trading account (if any)	Position at the Company (if any)	No.*, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
					Hanoi City				
6.3	S.I Development Joint Stock Company			3400499597, issued by the Department of Planning and Investment of Binh Thuan Province on March 18, 2022	Sunny Villa Complex, Xuan Thuy Street, Mui Ne Ward, Phan Thiet City, Binh Thuan Province	May 2022	June 2024		Subsidiary (Still remains major shareholder after the divestment)
6.4	Sunshine Sky Villa Joint Stock Company			0108359563, issued by the Department of Planning and Investment of Hanoi City on July 10, 2018	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2, Nam Tu Liem District, Hanoi City	June 2023			Subsidiary
6.5	Unicloud Technology Group Joint Stock Company			0107432651, issued by the Department of Planning and Investment of Hanoi City on May 12, 2016	10th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2,	October 2023			Subsidiary

No.	Name of organization/individual	Securities trading account (if any)	Position at the Company (if any)	No. *, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
					Nam Tu Liem District, Hanoi City				
6.6	Sunshine Mart Service and Trading Business Company Limited			0109334554 issued by Hanoi City Department of Planning and Investment on September 8, 2020	1st Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	December 2024			Subsidiary
6.7	S-Service Management & Operation Joint Stock Company			0107744812 issued by the Department of Planning and Investment. Hanoi City issued on March 2, 2017	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2, Nam Tu Liem District, Hanoi City	December 2024			Subsidiary
6.8	Nanochip			0313885664,	L17-11, 17th	October			Indirect subsidiary

No.	Name of organization/individual	Securities trading account (if any)	Position at the Company (if any)	No.*, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
	Technology Joint Stock Company			issued by the Department of Planning and Investment of Ho Chi Minh City on June 29, 2016	Floor, Vincom Center Building, No. 72, Le Thanh Ton Street, Ben Nghe Ward, District 1, Ho Chi Minh City	2023			(Unicloud Technology Group Joint Stock Company - holding 99.98%)
6.9	Unicloud Technology Investment Joint Stock Company			0109656689, issued by the Department of Planning and Investment of Hanoi City on June 2, 2021	6th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2, Nam Tu Liem District, Hanoi City	October 2023			Indirect subsidiary (Unicloud Technology Group Joint Stock Company - holding 99%)
6.10	Thuan Phu Lang Co Development Investment Joint Stock Company			3300526896 issued by Thua Thien Hue Province Department of Planning and Investment on	Phu Hai Village, Loc Vinh Commune, Phu Loc District, Thua Thien	December 2024			Indirect affiliated companie

No.	Name of organization/individual	Securities trading account (if any)	Position at the Company (if any)	No. *, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
				January 4, 2008	Hue Province, Vietnam				
6.11	Phu Thinh Land Company Limited			0313770800 issued by Ho Chi Minh City Department of Planning and Investment on April 22, 2016	No. 12 Hoa Tra, Ward 07, Phu Nhuan District, Ho Chi Minh City, Vietnam	December 2024			Indirect affiliated company
6.12	Sunshine Maple Bear Education Company Limited			0108078467 issued by Hanoi City Department of Planning and Investment on November 30, 2017	1st Floor, Sunshine Palace, Star AD1 Project, Plot C2/CN3, Mai Dong Ward, Hoang Mai District, Hanoi City, Vietnam	December 2024			Indirect subsidiary

No.	Name of organization/individual	Securities trading account (if any)	Position at the Company (if any)	No. *, date of issue, place of issue	Address	Time of starting to be affiliated person	Time of ending to be affiliated person	Reasons	Relationship with the Company
6.13	Phu Thuong Education Investment Company Limited			0107520675 issued by the Department of Planning and Investment Hanoi City issued on July 28, 2016	10th floor, Sunshine Center building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	December 2024			Indirect subsidiary
6.14	S-Service Saigon Joint Stock Company			0315954049 issued by Ho Chi Minh City Department of Planning and Investment on October 11, 2019	Commercial Area No. S1.A2.01.01, 1st Floor, Tower S1, No. 23 Phu Thuan, Tan Phu Ward, District 7, Ho Chi Minh, Vietnam	October 2020			Indirect subsidiary

2. Transactions between the Company and its affiliated persons or between the Company and its major shareholders, internal persons and affiliated persons.

No.	Name of organization/ individual	Relationship with the Company	NSH No.* date of issue, place of issue	Address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors (if any, specifying date of issue)	Content, quantity, total value of transaction	Note
1	S-Homes Real Estate Business Investment Joint Stock Company	The company involves key management member(s)	0107069847 issued by Hanoi City Department of Planning and Investment on October 28, 2015	10th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City	January 2024	No. 11/2023/RTG/NQ- HDQT dated December 25, 2023	Providing subcontracting services under Contract No. 0510/HDTC/SSH-PT dated October 5, 2020, with a total value of VND 14,729,614,200	
2	S-Service Management & Operation Joint Stock Company	Subsidiary Company	0107744812 issued by Hanoi City Department of Planning and Investment on March 2, 2017	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	January - June 2024	No. 07/2023/RTG/NQ- HDQT dated October 24, 2023	Swimming pool fees for the project under Contract No. 2510/2023/HDT/RTG- SSV dated October 25, 2023, with a total amount of VND 86,181,816	
3	S-Service Management & Operation Joint	Subsidiary Company	0107744812 issued by Hanoi City Department of	9th Floor, Sunshine Center Building, No.	January- December 2024	No. 07/2023/RTG/NQ- HDQT dated October 24, 2023	Commercial lot rental fee on the 1st floor - CT3 building of Sunshine Riverside project	

No.	Name of organization/ individual	Relationship with the Company	NSH No.* date of issue, place of issue	Address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors (if any, specifying date of issue)	Content, quantity, total value of transaction	Note
	Stock Company		Planning and Investment on March 2, 2017	16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam			according to Contract 0211/2023/HDT/RTGSSV dated November 1, 2023 amount of VND 613,036,366	
4	S-Service Management & Operation Joint Stock Company	Subsidiary Company	0107744812 issued by Hanoi City Department of Planning and Investment on March 2, 2017	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	January-December 2024	No. 05/2024/RTG/NQ-HĐQT dated March 23, 2024	Electricity costs for Sunshine Center building with a total amount of VND 221,960,248	
5	S-Service Management & Operation Joint Stock Company	Subsidiary Company	0107744812 issued by Hanoi City Department of Planning and Investment on March 2, 2017	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District,	January-December 2024	No. 10/2022/KSF/NQ-HĐQT dated June 23, 2022	Parking space rental service cost at Sunshine Center building with a total amount of VND 1,152,240,000	

No.	Name of organization/ individual	Relationship with the Company	NSH No.* date of issue, place of issue	Address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors (if any, specifying date of issue)	Content, quantity, total value of transaction	Note
				Hanoi City, Vietnam				
6	S-Service Management & Operation Joint Stock Company	Subsidiary Company	0107744812 issued by Hanoi City Department of Planning and Investment on March 2, 2017	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	January- December 2024	No. 10/2022/KSF/NQ- HĐQT dated June 23, 2022	Operating costs at Sunshine Center building with a total amount of VND 4,282,445,362.	
7	Sunshine Cab Joint Stock Company	Related party of Mr. Do Anh Tuan, Chairman of the Board of Directors	0108130212 issued by Hanoi City Department of Planning and Investment on January 11, 2018	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	January- October 2024	No. 03/2023/RTG/NQ- HĐQT dated July 27, 2023	Car rental contract No. 01/CAB-RTG/HDTX dated July 27, 2023, with a total amount of VND 130,000,000	
8	Sunshine Mart Service and Trading	Subsidiary	0109334554 issued by	1st Floor, Sunshine	January- December	No. 03/2024/RTG/NQ- HĐQT dated February	Providing catering services, providing meals,	

No.	Name of organization/ individual	Relationship with the Company	NSH No.* date of issue, place of issue	Address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors (if any, specifying date of issue)	Content, quantity, total value of transaction	Note
	Business Company Limited	Company	Hanoi City Department of Planning and Investment on September 8, 2020	Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	2024	6, 2024	gift vouchers with a total amount of VND 739,494,661	
9	Unicloud Technology Group Joint Stock Company	Subsidiary Company	0107432651 issued by Hanoi City Department of Planning and Investment on May 12, 2016	10th floor, Sunshine Center building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City	January-December 2024	No. 10/2023/RTG/NQ-HĐQT dated December 21, 2023	Software services and system administration with a total amount of VND 218,400,000	
10	Sunshine Sky Villa Joint Stock Company	Subsidiary Company	0108359563 issued by Hanoi City Department of Planning and Investment on July 10, 2018	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu	January-December 2024	No. 09A/2024/RTG/NQ-HĐQT dated April 25, 2024	Providing management consulting services with a total amount of VND 116,408,660,523	

No.	Name of organization/ individual	Relationship with the Company	NSH No.* date of issue, place of issue	Address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors (if any, specifying date of issue)	Content, quantity, total value of transaction	Note
				Liem District, Hanoi City, Vietnam				
11	S-Homes Real Estate Business Investment Joint Stock Company	The company involves key management member(s)	0107069847 issued by Hanoi City Department of Planning and Investment on October 28, 2015	10th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	June 2024	No. 15/2024/SSG/NQ-HĐQT dated June 10, 2024	Transfer of shares of investments in Thien Hai Company shares with total amount of VND 255,000,550,000	
12	S-Mart Trading Service Company Limited	S.I Joint Stock Company is a subsidiary	0107428133 issued by Hanoi City Department of Planning and Investment on May 10, 2016	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	June 2024	No. 15/2024/SSG/NQ-HĐQT dated June 10, 2024	Transfer of shares of investments in S.I Joint Stock Company with total value VND 522,000,000,000	

No.	Name of organization/ individual	Relationship with the Company	NSH No.* date of issue, place of issue	Address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors (if any, specifying date of issue)	Content, quantity, total value of transaction	Note
13	S-Decoro Joint Stock Company	The company involves key management member(s)	0109383914 Planning & Investment of Hanoi City issued on October 20, 2020	3rd Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	October 2024	No. 17/2024/SSG/NQ-HDQT dated July 4, 2024	Providing office interior and exterior repairs with a total amount of VND 128,513,064	
14	Mr. Do Van Truong	Member of the Board of Directors	038079011647 issued by the Ministry of Public Security on October 11, 2024	CH6, 30th floor TNCT3 CT03A - CT, Nam Thang Long Urban Area Phase III, Phu Thuong Ward, Tay Ho District, Hanoi City, Viet Nam	November 2024	No. 20/2024/SSG/NQ-HDQT dated October 14, 2024	Transfer of capital contribution worth VND 20,400,000,000	
15	Ms. Do Thi Hong Nhung	Sister of the Chairman of the Board of Directors	038187051952 issued by the Police Department of	87 Phung Van Cung, Ward 02, Phu Nhuan District, Ho	October 2024	No. 20/2024/SSG/NQ-HDQT dated October 14, 2024	Transfer of equity capital worth VND 47,700,000,000	

No.	Name of organization/ individual	Relationship with the Company	NSH No.* date of issue, place of issue	Address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors (if any, specifying date of issue)	Content, quantity, total value of transaction	Note
			Administrative Management on Social Order on November 24, 2023	Chi Minh City				

3. Transaction between internal persons of the Company, affiliated persons of internal persons and the Company's subsidiaries in which the Company takes controlling power.

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
1	Kien Long Commercial Joint Stock Bank	The company involves key management member(s)		1700197787 issued by Kien Giang Province Department of Planning and Investment for the first time on October 10, 1995	No. 40-42-44 Pham Hong Thai Street, Vinh Thanh Van Ward, Rach Gia City, Kien Giang Province, Vietnam	Dynamic Innovation Company Limited	2024	Office rental revenue, PM rental VND 801,319,092	
2	Roman E&C Joint Stock	The company involves key		0315230536 issued by Ho Chi Minh City Department of	Commercial Area No. S1.A2.01.02, 1st Floor, Tower S1, No.	Dynamic Innovation Company	2024	Office rental revenue VND	

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
	Company	management member(s)		Planning and Investment on August 18, 2018	23 Phu Thuan, Tan Phu Ward, District 7, Ho Chi Minh City, Vietnam	Limited		76,455,015	
3	Saigon Sunshine Group Joint Stock Company	Related party of Mr. Do Anh Tuan		0315210233 issued by Ho Chi Minh City Department of Planning and Investment on August 8, 2018	Commercial Area No. S1.A2.01.01, 1st Floor, Tower S1, No. 23 Phu Thuan, Tan Phu Ward, District 7, Ho Chi Minh City, Vietnam	Dynamic Innovation Company Limited	2024	Project construction cost is VND 452,068,298,427	
4	Saigon Sunshine Group Joint Stock Company	Related party of Mr. Do Anh Tuan		0315210233 issued by Ho Chi Minh City Department of Planning and Investment on August 8, 2018	Commercial Area No. S1.A2.01.01, 1st Floor, Tower S1, No. 23 Phu Thuan, Tan Phu Ward, District 7, Ho Chi Minh City, Vietnam	Dynamic Innovation Company Limited	2024	Real estate brokerage fee VND 397,248,084,339	
5	Sunshine AM Joint Stock Company	The company involves key management member(s)		0108440863 Issued by Hanoi City Department of Planning and Investment on September 20, 2018	4th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	Dynamic Innovation Company Limited	2024	Profit from bond investment VND 651,395,881	

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
6	Kien Long Commercial Joint Stock Bank	The company involves key management member(s)		1700197787 issued by Kien Giang Province Department of Planning and Investment for the first time on October 10, 1995	No. 40-42-44 Pham Hong Thai Street, Vinh Thanh Van Ward, Rach Gia City, Kien Giang Province, Vietnam	Dynamic Innovation Company Limited	2024	Deposit interest VND 299,087,354	
7	Xuan Dinh Construction Investment Joint Stock Company	The company involves key management member(s)		0107565644 issued by Hanoi City Department of Planning and Investment on September 15, 2016	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City	Dynamic Innovation Company Limited	2024	Bond investment interest VND 533,211,581	
8	KS Group Joint Stock Company	The company involves key management member(s)		0109432720 issued by Hanoi City Department of Planning and Investment on November 25, 2020	2nd Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	Dynamic Innovation Company Limited	2024	Deposit and loan interest VND 191,123,313	
9	SCG Construction Group Joint Stock Company	The company involves key management member(s)		0108704763 issued by Hanoi City Department of Planning and Investment on April 17, 2019	8th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	Unicloud Technology Group Joint Stock Company	April, October, December 2024	Provide project equipment. Value: VND 13,966,320,656	

No.	Transaction executor	Relationship with internal persons	Posittion at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
10	SCG Construction Group Joint Stock Company	The company involves key management member(s)		0108704763 issued by Hanoi City Department of Planning and Investment on April 17, 2019	8th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	Unicloud Technology Group Joint Stock Company	2024	Providing software services. Value: VND 297,600,000	
11	SCG Construction Group Joint Stock Company	The company involves key management member(s)		0108704763 issued by Hanoi City Department of Planning and Investment on April 17, 2019	8th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	Nanochip Technology Joint Stock Company	December 2024	Provide project equipment. Value: VND 6,129,612,160	
12	Anh Duong Star Joint Stock Company	The company involves key management member(s)		0101358793 issued by Hanoi City Department of Planning and Investment on April 9, 2003	SH03-01, Building R3, Sunshine Riverside project, Lot CT03A-CT, block CT03, Nam Thang Long Urban Area, Phu Thuong Ward, Tay Ho District, Hanoi City, Vietnam	Unicloud Technology Group Joint Stock Company	November 2024	Provide equipment. Value: VND 4,440,000	
13	KS Group Joint Stock Company	The company involves key management		0109432720 issued by Hanoi City Department of Planning and	2nd Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2	Unicloud Technology Group Joint Stock Company	2024	Providing software and software services. Value: VND	

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
		member(s)		Investment on November 25, 2020	Ward, Nam Tu Liem District, Hanoi City, Vietnam			1,489,295,271	
14	Kien Long Commercial Joint Stock Bank	The company involves key management member(s)		1700197787 issued by Kien Giang Province Department of Planning and Investment for the first time on October 10, 1995	No. 40-42-44 Pham Hong Thai Street, Vinh Thanh Van Ward, Rach Gia City, Kien Giang Province, Vietnam	Unicloud Technology Group Joint Stock Company	2024	Provide equipment. Value: VND 15,399,861,004	
15	Kien Long Commercial Joint Stock Bank	The company involves key management member(s)		1700197787 issued by Kien Giang Province Department of Planning and Investment for the first time on October 10, 1995	No. 40-42-44 Pham Hong Thai Street, Vinh Thanh Van Ward, Rach Gia City, Kien Giang Province, Vietnam	Unicloud Technology Group Joint Stock Company	2024	Providing software and software services. Value: VND 17,494,201,923	
16	Kien Long Commercial Joint Stock Bank	The company involves key management member(s)		1700197787 issued by Kien Giang Province Department of Planning and Investment for the first time on October 10, 1995	No. 40-42-44 Pham Hong Thai Street, Vinh Thanh Van Ward, Rach Gia City, Kien Giang Province, Vietnam	Nanochip Technology Joint Stock Company	January, February 2024	Provide equipment. Value: VND 4,378,534,908	

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
17	Saigon Sunshine Group Joint Stock Company	The company involves key management member(s)		0315210233 issued by Ho Chi Minh City Department of Planning and Investment on August 8, 2018	Commercial Area No. S1.A2.03, Floor 02, Tower S1, No. 23 Phu Thuan, Tan Phu Ward, District 7, Ho Chi Minh City, Vietnam	Unicloud Technology Group Joint Stock Company	2024	Providing space rental services. Value: VND 6,343,560,000	
18	Saigon Sunshine Group Joint Stock Company	The company involves key management member(s)		0315210233 issued by Ho Chi Minh City Department of Planning and Investment on August 8, 2018	Commercial Area No. S1.A2.03, Floor 02, Tower S1, No. 23 Phu Thuan, Tan Phu Ward, District 7, Ho Chi Minh City, Vietnam	Unicloud Technology Group Joint Stock Company	December 2024	Supply and installation of project equipment. Value: VND 925,394,047	
19	Saigon Sunshine Group Joint Stock Company	The company involves key management member(s)		0315210233 issued by Ho Chi Minh City Department of Planning and Investment on August 8, 2018	Commercial Area No. S1.A2.03, Floor 02, Tower S1, No. 23 Phu Thuan, Tan Phu Ward, District 7, Ho Chi Minh City, Vietnam	Unicloud Technology Group Joint Stock Company	January – October 2024	Providing car rental services. Value: VND 263,888,889	
20	Saigon Sunshine Group Joint Stock Company	The company involves key management member(s)		0315210233 issued by Ho Chi Minh City Department of Planning and Investment on	Commercial Area, No. S1.A2.03, Floor 02, Tower S1, No. 23 Phu Thuan, Tan Phu Ward, District 7, Ho	Unicloud Technology Group Joint Stock Company	2024	Providing software services. Value: VND	

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
				August 8, 2018	Chi Minh City, Vietnam			726,915,272	
21	Xuan Dinh Construction Investment Joint Stock Company	The company involves key management member(s)		0107565644 issued by Hanoi City Department of Planning and Investment on September 15, 2016	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City	Unicloud Technology Group Joint Stock Company	2024	Providing car rental services. Value: VND 410,000,000	
22	Sunshine Group Development Joint Stock Company	The company involves key management member(s)		0107397372 issued by Hanoi City Department of Planning and Investment on April 13, 2016	9th floor, Sunshine Center building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City	Unicloud Technology Group Joint Stock Company	June, December 2024	Providing software services Value: VND 1,479,605,454	
23	S-Decoro Joint Stock Company	The company involves key management member(s)		0109383914 Issued by the Department of Planning and Investment of Hanoi City on October 20, 2020	3rd Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City	Unicloud Technology Group Joint Stock Company	2024	Providing software services. Value: VND 217,143,272	

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
24	Sunshine Design Joint Stock Company	The company involves key management member(s)		0107431961 issued by Hanoi City Department of Planning and Investment on May 12, 2016	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City	Unicloud Technology Group Joint Stock Company	2024	Providing software services. Value: VND 655,305,457	
25	Vietnet Investment and Technology Joint Stock Company	The company involves key management member(s)		0107920095 issued by Hanoi City Planning and Investment on July 17, 2017	11th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	Unicloud Technology Group Joint Stock Company	2024	Providing software services. Value: VND 2,444,000,000	
26	Sunshine Homes Development Joint Stock Company	The company involves key management member(s)		0106784499 issued by Hanoi City Department of Planning and Investment on March 9, 2015	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City	Unicloud Technology Group Joint Stock Company	June, December 2024	Providing software services Value: VND 1,749,440,000	
27	S-Decoro Joint Stock Company	The company involves key management member(s)		0109383914 Issued by the Department of Planning and Investment of Hanoi City on October 20,	3rd Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City	Unicloud Technology Group Joint Stock Company	December 2024	Construction and installation costs. Value: VND 707,254,570	

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
				2020					
28	SCG Construction Group Joint Stock Company	The company involves key management member(s)		0108704763 issued by Hanoi City Department of Planning and Investment on April 17, 2019	8th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	Unicloud Technology Group Joint Stock Company	September 2024	Factory construction costs. Value: VND 2,063,103,799	
29	SCG Construction Group Joint Stock Company	The company involves key management member(s)		0108704763 issued by Hanoi City Department of Planning and Investment on April 17, 2019	8th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	Unicloud Technology Group Joint Stock Company	December 2024	Office renovation costs. Value: VND 81,483,604	
30	Sunshine Group Development Joint Stock Company	The company involves key management member(s)		0107397372 issued by Hanoi City Department of Planning and Investment on April 13, 2016	9th floor, Sunshine Center building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District.	Unicloud Technology Group Joint Stock Company	2024	Car rental costs. Value: VND 216,000,000	
31	Xuan Dinh Construction Investment Joint Stock Company	The company involves key management member(s)		0107565644 issued by Hanoi City Department of Planning and Investment on	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem	Unicloud Technology Group Joint Stock Company	March, June 2024	Interest receivable on bonds. Value: VND	

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
				September 15, 2016	District, Hanoi City			43,097,486,963	
32	Sunshine AM Joint Stock Company	The company involves key management member(s)		0108440863 Issued by Hanoi City Department of Planning and Investment on September 20, 2018	4th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	SmartMind Securities Joint Stock Company	2024	Bond service fee revenue is VND 8,787,684,000	
33	Xuan Dinh Construction Investment Joint Stock Company	The company involves key management member(s)		0107565644 issued by Hanoi City Department of Planning and Investment on September 15, 2016	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City	SmartMind Securities Joint Stock Company	2024	Bond service fee revenue is VND 6,505,824,000	
34	Sunshine Group Development Joint Stock Company	The company involves key management member(s)		0107397372 issued by Hanoi City Department of Planning and Investment on April 13, 2016	9th floor, Sunshine Center building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District.	SmartMind Securities Joint Stock Company	2024	Bond service fee revenue VND 2,293,809,000	
35	SCG Construction Group Joint Stock Company	The company involves key management member(s)		0108704763 issued by Hanoi City Department of Planning and Investment on April	8th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City,	SmartMind Securities Joint Stock Company	2024	Bond service fee revenue VND 2,230,974,000	

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
				17, 2019	Vietnam				
36	S-Homes Real Estate Business Investment Joint Stock Company	The company involves key management member(s)		0107069847 issued by Hanoi City Department of Planning and Investment on October 28, 2015	10th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City	SmartMind Securities Joint Stock Company	2024	Bond service fee revenue VND 159,796,000	
37	Sunshine Marina Nha Trang Joint Stock Company	The company involves key management member(s)		0106212815 issued by Hanoi City Department of Planning and Investment on June 24, 2013	No. 23 D3A.3 18.6 ha, Phu Thuong Ward, Tay Ho District, Hanoi City	SmartMind Securities Joint Stock Company	2024	Bond service fee revenue VND 50,904,000	
38	Roman E&C Joint Stock Company	The company involves key management member(s)		0315230536 issued by the City Department of Planning and Investment HCM on August 18, 2018	Commercial Area No. S1.A2.01.02, 1st Floor, Tower S1, No. 23 Phu Thuan, Tan Phu Ward, District 7, Ho Chi Minh City, Vietnam	SmartMind Securities Joint Stock Company	2024	Bond service fee revenue VND 797,184,000	
39	Sunshine Cab Joint Stock Company	The company involves key management member(s)		0108130212 issued by Hanoi City Department of Planning and Investment on January 11, 2018	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City	SmartMind Securities Joint Stock Company	2024	Bond service fee revenue VND 451,230,000	

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
40	Sunshine Business Commercial Investment Joint Stock Company	The company involves key management member(s)		0107450322 issued by Hanoi City Department of Planning and Investment on May 30, 2016	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City	SmartMind Securities Joint Stock Company	2024	Bond service fee revenue VND 190,770,000	
41	KS Group Joint Stock Company	The company involves key management member(s)		0109432720 issued by Hanoi City Department of Planning and Investment on November 25, 2020	2nd Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	SmartMind Securities Joint Stock Company	2024	Bond service fee revenue VND 7,165,022,229	
42	KS Group Joint Stock Company	The company involves key management member(s)		0109432720 issued by Hanoi City Department of Planning and Investment on November 25, 2020	2nd Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	SmartMind Securities Joint Stock Company	2024	Unlisted bond sale Value: VND 360,883,763,852	
43	KS Group Joint Stock Company	The company involves key management member(s)		0109432720 issued by Hanoi City Department of Planning and Investment on November 25, 2020	2nd Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	SmartMind Securities Joint Stock Company	2024	Buy unlisted bonds VND 406,095,191,810	

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
44	Kien Long Commercial Joint Stock Bank	The company involves key management member(s)		1700197787 issued by Kien Giang Province Department of Planning and Investment for the first time on October 10, 1995	No. 40-42-44 Pham Hong Thai Street, Vinh Thanh Van Ward, Rach Gia City, Kien Giang Province, Vietnam	SmartMind Securities Joint Stock Company	2024	Deposit interest VND 324,153,555	
45	S-Decoro Joint Stock Company	The company involves key management member(s)		0109383914 issued by the Department of Planning and Investment of Hanoi City on October 20, 2020	3rd Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City	Sunshine Sky Villa Joint Stock Company	2024	Construction costs VND 1,469,526,900	
46	Kien Long Commercial Joint Stock Bank	The company involves key management member(s)		1700197787 issued by Kien Giang Province Department of Planning and Investment for the first time on October 10, 1995	No. 40-42-44 Pham Hong Thai Street, Vinh Thanh Van Ward, Rach Gia City, Kien Giang Province, Vietnam	Sunshine Sky Villa Joint Stock Company	2024	Bank service fees VND 316,800	
47	KS Group Joint Stock Company	The company involves key management member(s)		0109432720 issued by Hanoi City Department of Planning and Investment on November 25, 2020	2nd Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City,	Sunshine Sky Villa Joint Stock Company	2024	Buy unlisted bonds VND 225,907,501,820	

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
					Vietnam				
48	KS Group Joint Stock Company	The company involves key management member(s)		0109432720 issued by Hanoi City Department of Planning and Investment on November 25, 2020	2nd Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	Sunshine Sky Villa Joint Stock Company	2024	Loan recovery VND 49,600,000,000 VND	
49	Fulland Real Estate Joint Stock Company	The company involves key management member(s)		0108307893 issued by the Department of Planning and Investment of Hanoi City on June 2, 2018	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City	Sunshine Sky Villa Joint Stock Company	2024	Loan recovery VND 546,000,000,000	
50	Fulland Real Estate Joint Stock Company	The company involves key management member(s)		0108307893 issued by the Department of Planning and Investment of Hanoi City on June 2, 2018	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City	Sunshine Sky Villa Joint Stock Company	2024	Loans VND 546,000,000,000	
51	Sunshine AM Joint Stock Company	The company involves key management member(s)		0108440863 issued by Hanoi City Department of Planning and Investment on September 20, 2018	4th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City,	Sunshine Sky Villa Joint Stock Company	2024	Profit from bond investment VND 32,712,244,656	

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
					Vietnam				
52	Kien Long Commercial Joint Stock Bank	The company involves key management member(s)		1700197787 issued by Kien Giang Province Department of Planning and Investment for the first time on October 10, 1995	No. 40-42-44 Pham Hong Thai Street, Vinh Thanh Van Ward, Rach Gia City, Kien Giang Province, Vietnam	Sunshine Sky Villa Joint Stock Company	2024	Deposit interest VND 43,010,150	
53	KS Group Joint Stock Company	The company involves key management member(s)		0109432720 issued by Hanoi City Department of Planning and Investment on November 25, 2020	2nd Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	Sunshine Sky Villa Joint Stock Company	2024	Interest on deposits and loans VND 376,467,651	
54	Fulland Real Estate Joint Stock Company	The company involves key management member(s)		0108307893 issued by the Department of Planning and Investment of Hanoi City on June 2, 2018	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City	Sunshine Sky Villa Joint Stock Company	2024	Interest on deposits and loans VND 18,796,684,930	

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
55	Sunshine Marina Nha Trang Joint Stock Company	The company involves key management member(s)		0106212815 issued by Hanoi City Department of Planning and Investment on June 24, 2013	No. 23 D3A.3 18.6 ha, Phu Thuong Ward, Tay Ho District, Hanoi City	Sunshine Mart Service and Trading Business Company Limited	November and December 2024	Revenue from sales and service provision VND 3,527,541	
56	Sunshine Cab Joint Stock Company	The company involves key management member(s)		0108130212 issued by Hanoi City Department of Planning and Investment on January 11, 2018	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City	Sunshine Mart Service and Trading Business Company Limited	November and December 2024	Revenue from sales and service provision VND 4,388,177	
57	Sunshine Business Commercial Investment Joint Stock Company	The company involves key management member(s)		0107450322 issued by Hanoi City Department of Planning and Investment on May 30, 2016	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City	Sunshine Mart Service and Trading Business Company Limited	November and December 2024	Revenue from sales and service provision VND 2,234,724	
58	Sunshine AM Joint Stock Company	The company involves key management member(s)		0108440863 issued by Hanoi City Department of Planning and Investment on September 20, 2018	4th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	Sunshine Mart Service and Trading Business Company Limited	November and December 2024	Revenue from sales and service provision VND 2,223,087	

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
59	SCG Construction Group Joint Stock Company	The company involves key management member(s)		0108704763 issued by Hanoi City Department of Planning and Investment on April 17, 2019	8th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	Sunshine Mart Service and Trading Business Company Limited	November and December 2024	Revenue from sales and service provision VND 506,924,562	
60	Anh Duong Star Joint Stock Company	The company involves key management member(s)		0101358793 issued by Hanoi City Department of Planning and Investment on April 9, 2003	SH03-01, Building R3, Sunshine Riverside project, Lot CT03A-CT, block CT03, Nam Thang Long Urban Area, Phu Thuong Ward, Tay Ho District, Hanoi City, Vietnam	Sunshine Mart Service and Trading Business Company Limited	November and December 2024	Revenue from sales and service provision VND 112,739,803	
61	KS Group Joint Stock Company	The company involves key management member(s)		0109432720 issued by Hanoi City Department of Planning and Investment on November 25, 2020	2nd Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	Sunshine Mart Service and Trading Business Company Limited	November and December 2024	Revenue from sales and service provision VND 87,781,712	
62	S-Homes Real Estate Business Investment	The company involves key management		0107069847 issued by Hanoi City Department of Planning and	10th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2	Sunshine Mart Service and Trading Business Company	November and December 2024	Revenue from sales and service provision VND	

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
	Joint Stock Company	member(s)		Investment on October 28, 2015	Ward, Nam Tu Liem District, Hanoi City	Limited		130,158,194	
63	Kien Long Commercial Joint Stock Bank	The company involves key management member(s)		1700197787 issued by Kien Giang Province Department of Planning and Investment for the first time on October 10, 1995	No. 40-42-44 Pham Hong Thai Street, Vinh Thanh Van Ward, Rach Gia City, Kien Giang Province, Vietnam	Sunshine Mart Service and Trading Business Company Limited	November and December 2024	Revenue from sales and service provision VND 405,660,859	
64	Saigon Sunshine Group Joint Stock Company	The company involves key management member(s)		0315210233 issued by Ho Chi Minh City Department of Planning and Investment on August 8, 2018	Commercial Area No. S1.A2.01.01, 1st Floor, Tower S1, No. 23 Phu Thuan, Tan Phu Ward, District 7. Ho Chi Minh City, Vietnam	Sunshine Mart Service and Trading Business Company Limited	November and December 2024	Revenue from sales and service provision VND 781,000	
65	Xuan Dinh Construction Investment Joint Stock Company	The company involves key management member(s)		0107565644 issued by Hanoi City Department of Planning and Investment on September 15, 2016	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City	Sunshine Mart Service and Trading Business Company Limited	November and December 2024	Revenue from sales and service provision VND 19,081,872	

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
66	Sunshine Group Development Joint Stock Company	The company involves key management member(s)		0107397372 issued by Hanoi City Department of Planning and Investment on April 13, 2016	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	Sunshine Mart Service and Trading Business Company Limited	November and December 2024	Revenue from sales and service provision Value: VND 102,341,330	
67	S-Decoro Joint Stock Company	The company involves key management member(s)		0109383914 Issued by the Department of Planning and Investment of Hanoi City on October 20, 2020	3rd Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City	Sunshine Mart Service and Trading Business Company Limited	November and December 2024	Revenue from sales and service provision Value: VND 19,364,371	
68	Sunshine Design Joint Stock Company	The company involves key management member(s)		0107431961 issued by Hanoi City Department of Planning and Investment on May 12, 2016	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City	Sunshine Mart Service and Trading Business Company Limited	November and December 2024	Revenue from sales and service provision Value: VND 149,714,126	
69	Sunshine Homes Development	The company involves key		0106784499 issued by Hanoi City Department of	9th Floor, Sunshine Center Building, No. 16, Pham Hung	Sunshine Mart Service and Trading Business	November and December	Revenue from sales and service provision	

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
	Joint Stock Company	management member(s)		Planning and Investment on March 9, 2015	Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City	Company Limited	2024	Value: VND 437,875,558	
70	Fulland Real Estate Joint Stock Company	The company involves key management member(s)		0108307893 issued by the Department of Planning and Investment of Hanoi City on June 2, 2018	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City	Sunshine Mart Service and Trading Business Company Limited	November and December 2024	Revenue from sales and service provision Value: VND 1,900,000	
71	Xuan Dinh Construction Investment Joint Stock Company	The company involves key management member(s)		0107565644 issued by Hanoi City Department of Planning and Investment on September 15, 2016	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City	Sunshine Mart Service and Trading Business Company Limited	November and December 2024	Commercial floor rental costs Value: VND 795,156,000	
72	Kien Long Commercial Joint Stock Bank	The company involves key management member(s)		1700197787 issued by Kien Giang Province Department of Planning and Investment for the first time on October 10, 1995	No. 40-42-44 Pham Hong Thai Street, Vinh Thanh Van Ward, Rach Gia City, Kien Giang Province, Vietnam	Sunshine Mart Service and Trading Business Company Limited	November and December 2024	Bank service fee Value: VND 72,600	

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
73	Kien Long Commercial Joint Stock Bank	The company involves key management member(s)		1700197787 issued by Kien Giang Province Department of Planning and Investment for the first time on October 10, 1995	No. 40-42-44 Pham Hong Thai Street, Vinh Thanh Van Ward, Rach Gia City, Kien Giang Province, Vietnam	Sunshine Mart Service and Trading Business Company Limited	November and December 2024	Deposit interest Value: VND 789,171	
74	S-Service Saigon Joint Stock Company	Subsidiary company		0315954049 issued by Ho Chi Minh City Department of Planning and Investment on October 11, 2019	Commercial Area No. S1.A2.01.01, 1st Floor, Tower S1, No. 23 Phu Thuan, Tan Phu Ward, District 7, Ho Chi Minh, Vietnam	Dynamic Innovation Company Limited	2024	Revenue from sales of goods and provision of services. Value: VND 984,000,000	
75	S-Service Saigon Joint Stock Company	Subsidiary company		0315954049 issued by Ho Chi Minh City Department of Planning and Investment on October 11, 2019	Commercial Area No. S1.A2.01.01, 1st Floor, Tower S1, No. 23 Phu Thuan, Tan Phu Ward, District 7, Ho Chi Minh, Vietnam	Dynamic Innovation Company Limited	2024	Project management and operation costs, security services. Value: VND 4,337,241,180	

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
76	S-Service Management & Operations Joint Stock Company	Subsidiary company		0107744812 issued by Hanoi City Department of Planning and Investment on March 2, 2017	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	Dynamic Innovation Company Limited	2024	Project management and operation costs, cleaning services. Value: VND 2,229,869,778	
77	Sunshine Mart Trading and Services Limited Company	Subsidiary company		0109334554 issued by the Hanoi City Department of Planning and Investment on September 8, 2020	1st Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	SmartMind Securities Joint Stock Company	2024	Office supplies expenses, meal service costs, and Tet bonus voucher expenses. Value: VND 191,600,803	
78	S-Service Management & Operations Joint Stock Company	Subsidiary company		0107744812 issued by Hanoi City Department of Planning and Investment on March 2, 2017	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Viet Nam	Sunshine Sky Villa Joint Stock Company	2024	Revenue from goods sales and service provision Value: VND 339,909,092	

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
79	S-Service Management & Operations Joint Stock Company	Subsidiary company		0107744812 issued by Hanoi City Department of Planning and Investment on March 2, 2017	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Viet Nam	Sunshine Sky Villa Joint Stock Company	2024	Project management and operation costs, cleaning services Value: VND 7,904,895,144	
80	Sunshine Mart Trading and Service Company Limited	Subsidiary company		0109334554 issued by Hanoi City Department of Planning and Investment on September 8, 2020	1st Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	Sunshine Sky Villa Joint Stock Company	2024	Office supplies, catering services, and Tet bonus vouchers. Value: VND 4,633,635	
81	Sunshine Mart Trading and Service Company Limited	Subsidiary company		0109334554 issued by Hanoi City Department of Planning and Investment on September 8, 2020	1st Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	Sunshine Sky Villa Joint Stock Company	2024	Loans Value: VND 5,025,000,000	

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
82	Sunshine Mart Trading and Service Company Limited	Subsidiary company		0109334554 issued by Hanoi City Department of Planning and Investment on September 8, 2020	1st Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	Sunshine Sky Villa Joint Stock Company	2024	Interest income from deposits and loans Value: VND 61,952,055	
83	S-Service Management & Operations Joint Stock Company	Subsidiary company		0107744812 issued by Hanoi City Department of Planning and Investment on March 2, 2017	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Viet Nam	Unicloud Technology Group Joint Stock Company	2024	Revenue from goods sales and service provision Value: VND 1,368,017,354	
84	Saigon S-Service Joint Stock Company	Subsidiary company		0315954049 issued by Ho Chi Minh City Department of Planning and Investment on October 11, 2019	Commercial Area, No. S1.A2.01.01, 1st Floor, Tower S1, No. 23 Phu Thuan, Tan Phu Ward, District 7, Ho Chi Minh, Vietnam	Unicloud Technology Group Joint Stock Company	2024	Revenue from goods sales and service provision Value: VND 395,855,636	
85	Phu Thuong Education Investment Company Limited	Subsidiary company		0107520675 issued by the Department of Planning and Investment of Hanoi City on July 28,	10th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem	Unicloud Technology Group Joint Stock Company	2024	Revenue from goods sales and service provision. Value:	

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
				2016	District, Hanoi City, Vietnam			VND 3,009,000	
86	Sunshine Mart Service and Trading Business Company Limited	Subsidiary company		0109334554 issued by the Hanoi City Department of Planning and Investment on September 8, 2020	1st Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	Unicloud Technology Group Joint Stock Company	2024	Revenue from leasing services. value: VND 529,920,000	
87	Sunshine Mart Trading and Service Company Limited	Subsidiary company		0109334554 issued by Hanoi City Department of Planning and Investment on September 8, 2020	1st Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	Unicloud Technology Group Joint Stock Company	2024	Revenue from software services. Value: VND 551,877,728	
88	Saigon S-Service Joint Stock Company	Subsidiary company		0315954049 issued by HCMC Department of Planning and Investment on November 10, 2019	S1.A2.01.01, 1st Floor, Tower S1, 23 Phu Thuan, Tan Phu Ward, District 7, Ho Chi Minh City, Vietnam	Unicloud Technology Group Joint Stock Company	2024	Expense for management, security, and parking services. Value: VND 787,667,776	

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
89	S-Service Management & Operations Joint Stock Company	Subsidiary company		0107744812 issued by Hanoi City Department of Planning and Investment on March 2, 2017	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	Unicloud Technology Group Joint Stock Company	2024	Expense for electricity and management services. Value: VND 1,551,906,338	
90	Sunshine Mart Trading and Service Company Limited	Subsidiary company		0109334554 issued by Hanoi City Department of Planning and Investment on September 8, 2020	1st Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	Unicloud Technology Group Joint Stock Company	2024	Expense for stationery, meals, and vouchers. Value: VND 396,745,262	
91	Sunshine Mart Trading and Service Limited Liability Company	Subsidiary company		0109334554 issued by Hanoi City Department of Planning and Investment on September 8, 2020	1st Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	Unicloud Investment Technology Joint Stock Company	2024	Meal costs, Sunshine Mart vouchers. Value: VND 7,837,644	

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
92	Sunshine Mart Trading and Services Limited Company	Subsidiary company		0109334554 issued by Hanoi City Department of Planning and Investment on September 8, 2020	1st Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	Nanochip Technology Joint Stock Company	2024	Meal costs, Sunshine Mart vouchers. Value: VND 19,672,632	
93	S-Service Management & Operations Joint Stock Company	Subsidiary company		0107744812 issued by Hanoi City Department of Planning and Investment on March 2, 2017	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	Sunshine Mart Trading and Services Limited Company	2024	Revenue from goods sales and service provision. Value: VND 797,039,630	
94	Saigon S-Service Joint Stock Company	Subsidiary company		0315954049 issued by Ho Chi Minh City Department of Planning and Investment on October 11, 2019	Commercial Area No. S1.A2.01.01, 1st Floor, Tower S1, No. 23 Phu Thuan, Tan Phu Ward, District 7, Ho Chi Minh, Vietnam	Sunshine Mart Trading and Services Limited Company	2024	Revenue from goods sales and service provision. Value: VND 53,247,382	
95	Phu Thuong Education Investment Limited Company	Subsidiary company		0107520675 issued by Hanoi City Department of Planning and Investment on July	10th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City,	Sunshine Mart Trading and Services Limited Company	2024	Revenue from goods sales and service provision. Value: VND 67,425,036	

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
				28, 2016	Vietnam				
96	Sunshine Maple Bear Education Limited Company	Subsidiary company		0108078467 issued by Hanoi City Department of Planning and Investment on November 30, 2017	1st Floor, Sunshine Palace, Star AD1 Project, Lot C2/CN3, Mai Dong Ward, Hoang Mai District, Hanoi City, Vietnam	Sunshine Mart Trading and Services Limited Company	2024	Revenue from goods sales and service provision, Value: VND 106,475,165	
97	Saigon S-Service Joint Stock Company	Subsidiary company		0315954049 issued by Ho Chi Minh City Department of Planning and Investment on October 11, 2019	Commercial Area, No. S1.A2.01.01, 1st Floor, Tower S1, No. 23 Phu Thuan, Tan Phu Ward, District 7, Ho Chi Minh, Vietnam	Sunshine Mart Trading and Services Limited Company	2024	Project management and operation costs, security services. Value: VND 112,001,623	
98	S-Service Management & Operations Joint Stock Company	Subsidiary company		0107744812 issued by Hanoi City Department of Planning and Investment on March 2, 2017	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City,	Sunshine Mart Trading and Services Limited Company	2024	Project management and operation costs, cleaning services. Value: VND	

No.	Transaction executor	Relationship with internal persons	Position at the listed Company	ID card No. /Passport No., date of issue, place of Issue	Address	Name of subsidiaries or companies which the Company control	Time of transaction	Content, quantity, total value of transaction	Note
					Vietnam			774,441,966	
99	Sunshine Maple Bear Education Limited Liability Company	Subsidiary company		0108078467 issued by Hanoi City Department of Planning and Investment on November 30, 2017	1st Floor, Sunshine Palace, Star AD1 Project, Lot C2/CN3, Mai Dong Ward, Hoang Mai District, Hanoi City, Vietnam	Sunshine Mart Trading and Services Limited Company	2024	Transfer of shares and capital contributions. Value: VND 15,000,000,000	

4. Transactions between the Company and other objects.

4.1. Transactions between the Company and the company that its members of Board of Management, the Board of Supervisors, Director (General Director) have been founding members or members of Board of Directors, or CEOs in three (03) latest years (calculated at the time of reporting):

No.	Name of organization/ individual	Relationship with the Company	NSH No.* date of issue, place of issue	Address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors (if any, specifying date of issue)	Content, quantity, total value of transaction	Note
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1	S-Homes Real Estate Business Investment Joint Stock Company	Mr. Do Anh Tuan, the Chairman of the Board of Directors of the Company, also serves as the Chairman of the Board of Directors of S-Homes	0107069847 issued by Hanoi City Department of Planning and Investment on October 28, 2015	10th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City	January 2024	No. 11/2023/RTG/NQ-HDQT dated December 25, 2023	Subcontractor services provided under contract No. 0510/HĐTC/SSH-PT dated October 5, 2020, Value: VND 14,729,614,200
2	Sunshine Cab Joint Stock Company	Mr. Do Van Truong, Member of the Board of Directors of the Company, also Chairman of Sunshine Cab	0108130212 issued by Hanoi City Department of Planning and Investment on January 11, 2018	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City	January – October 2024	No. 03/2023/RTG/NQ-HDQT dated July 27, 2023	Car rental contract No. 01/CAB-RTG/HĐTX dated July 27, 2023, Total value: VND 14,729,614,200
3	S-Homes Real Estate Business Investment Joint Stock Company	Mr. Do Anh Tuan, the Chairman of the Board of Directors of the Company, also serves as the Chairman of the Board of Directors of S-Homes	0107069847 issued by Hanoi City Department of Planning and Investment on October 28, 2015	10th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City	June 2024	No. 15/2024/SSG/NQ-HDQT dated June 10, 2024	Share transfer of investment in Thien Hai Joint Stock Company, Total value: VND 14,729,614,200

4.2. Transactions between the Company and the company that its affiliated persons with members of Board of Directors, Board of Supervisors, Director (General Director) and other managers as a member of Board of Directors, Director (General Director or CEO): None.

4.3. Other transactions of the Company (if any) may bring material or non- material benefits for members of Board of Directors, members of the Board of Supervisors, Director (General Director) and other managers: None.

VIII. Share transactions of internal persons and their affiliated persons (annual report)

1. The list of internal persons and their affiliated persons / Transactions of internal persons and affiliated persons with shares of the Company

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
I.	Mr. Do Anh Tuan	047C299999	Chairman of the Board, Legal Representative					162,721,860	54.24%	-
1	Ngo Thi Hong Nhan							0	0%	Mother
2	Nguyen Thi Khanh My							0	0%	Wife
3	Nguyen The Manh							0	0%	Father-in-law
4	Bui Thi Khanh Hoa							0	0%	Mother-in-law

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
5	Do Minh Phuong							88,744	0.03%	Daughter
6	Do Anh Duong							0	0%	Daughter
7	Do Anh Thu							0	0%	Daughter
8	Do Anh Chi							0	0%	Daughter
9	Do Anh Minh							0	0%	Son

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
10	Do Anh Quang							0	0%	Son
11	Do Van Truong	047C888888						221,860	0.074%	Younger brother
12	Le Thi Tuyet							221,860	0.074%	Sister-in-law

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
13	Do Thi Hong Nhung							221,860	0.074%	Younger sister
14	Sunshine Group Development Joint Stock Company			0107397372	April 13, 2016	Hanoi City Department of Planning and Investment	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City	0	0%	Mr. Tuan is major shareholder
15	S-Homes Real Estate Business Investment Joint Stock Company			0107069847	October 28, 2015	Hanoi City Department of Planning and Investment	10th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City	0	0%	Mr. Tuan is Chairman of the Board / Major Shareholder
16	Sunshine Homes Development Joint Stock Company			0106784499	March 9, 2015	Department of Planning and Investment of Hanoi City	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh	0	0%	Mr. Tuan is Chairman of the Board / Major Shareholder

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
							2 Ward, Nam Tu Liem District, Hanoi City			
17	Phu Thuong Education Investment Company Limited			0107520675	July 28, 2016	Department of Planning and Investment of Hanoi City	10th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City	0	0%	Mr. Tuan is a capital contributing member
18	S"School Joint Stock Company			0108522883	November 22, 2018	Department of Planning and Investment of Hanoi City	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City	0	0%	Mr. Tuan is major shareholder
19	Sunshine Entertainment Joint Stock Company			4201397634	December 12, 2011	Khanh Hoa Department of Planning and Investment	38B Nguyen Thi Dinh, Phuoc Long Ward, Nha Trang City, Khanh Hoa Province, Vietnam	0	0%	Mr. Tuan is major shareholder

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
20	Sunshine Nhat Tan Joint Stock Company			0108317193	June 8, 2018	Department of Planning and Investment of Hanoi City	12th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City	0	0%	Mr. Tuan is major shareholder
21	SCG Construction Group Joint Stock Company			0108704763	April 17, 2019	Department of Planning and Investment of Hanoi City	8th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City	0	0%	Mr. Tuan is major shareholder
22	KS Group Joint Stock Company			0109432720	November 25, 2020	Department of Planning and Investment of Hanoi City	2nd Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City	0	0%	Mr. Tuan indirectly controls

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
II.	Ms. Do Thi Dinh	047C666666	Member of the Board of Directors, General Director, Legal representative					12,721,860	4.24%	
1	Phung Xuan Duong							221,860	0.074%	Husband
2	Do Van Binh							0	0%	Father
3	Truong Thi Lich							0	0%	Mother

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
4	Phung Phuong Dung							0	0%	Daughter
5	Phung Thi Mai Chi							0	0%	Daughter
6	Phung Xuan Tung							0	0%	Son

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
7	Do Thi Luong							20	0%	Younger sister
8	Do Thi Lua							221,860	0.074%	Younger sister
9	Do Van Bac							221,860	0.074%	younger brother
10	Phung Xuan Tuan							0	0%	Father-in-law
11	Phung Thi Hai							0	0%	Mother-in-law

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
12	Le Van Ngoc							0	0%	Brother-in-law
13	Nguyen Dinh Duc	047C000810						221,860	0.074%	Brother-in-law
14	XuanDinh Construction Investment Joint Stock Compan			0107565644	September 15, 2016	Department of Planning and Investment of Hanoi City	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2, Nam Tu Liem, Hanoi City	0	0%	Ms. Dinh is Deputy Director / Representative of major shareholder
15	Sunshine Sky Villa Joint Stock Company			0108359563	July 10, 2018	Department of Planning and Investment of Hanoi City	9th Floor, Sunshine Center Building, No. 16, Pham Hung	0	0%	Ms. Dinh is the Representative of major shareholders/De

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
							Street, My Dinh 2, Nam Tu Liem, Hanoi City			puty Director
16	Long Bien Construction Investment Joint Stock Company			0108715437	April 24, 2019	Department of Planning and Investment of Hanoi City	Operator House, Lot CT7, Nguyen Lam Street, Phuc Dong Ward, Long Bien District, Hanoi City	0	0%	Ms. Dinh is Director/Representative of major shareholders
17	Sunshine Tay Ho Joint Stock Company			0108268436	May 9, 2018	Department of Planning and Investment of Hanoi City	12th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2, Nam Tu Liem, Hanoi City	0	0%	Ms. Dinh is Chairman of the Board / Representative of major shareholder
18	Sunshine Homes Development Joint Stock Company			0106784499	March 9, 2015	Department of Planning and Investment of Hanoi City	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2, Nam Tu Liem, Hanoi City	0	0%	Ms. Dinh is Member of the Board of Directors / General Director

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
19	Hung Thinh Phat Housing Investment Company Limited			0108325719	June 14, 2018	Department of Planning and Investment of Hanoi City	11th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2, Nam Tu Liem, Hanoi City	0	0%	Ms. Dinh is Chairman / Director
20	S-Service Management & Operation Joint Stock Company			0107744812	March 2, 2017	Department of Planning and Investment of Hanoi City	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2, Nam Tu Liem, Hanoi City	0	0%	Ms. Dinh is major shareholder/ representative of major shareholder
21	S.I Development Joint Stock Company			3400499597	October 26, 2007	Department of Planning and Investment of Binh Thuan Province	Sunny Villa Area, Xuan Thuy Street, Mui Ne, Phan Thiet, Binh Thuan Province, Vietnam	0	0%	Ms. Dinh is Representative of Major Shareholder
22	SmartMind Securities Joint Stock Company			42/UBCK-GPHĐKD	December 28, 2006	Chairman of the State Securities Commission	1st and 6th Floors, Sunshine Center Building, No. 16, Pham Hung Street, My	0	0%	Ms. Dinh is Major Shareholder Representative/ Member of the

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
							Dinh 2, Nam Tu Liem, Hanoi City			Board
23	Anh Duong Star Joint Stock Company			0101358793	April 9, 2003	Department of Planning and Investment of Hanoi City	SH03-01, R3 Tower, Sunshine Riverside Project, Lot CT03A-CT, CT03 Area, Nam Thang Long Urban Area, Phu Thuong Ward, Tay Ho District, Hanoi City	0	0%	Ms. Dinh is Major Shareholder Representative
24	Dynamic Innovation Company Limited			0314269019	March 7, 2017	Department of Planning and Investment of Ho Chi Minh City	S1.A2.01.02, 1st Floor, S1 Tower, 23 Phu Thuan, Tan Phu, District 7, Ho Chi Minh City	0	0%	Ms. Dinh is Chairman of the Member Council
25	Unicloud Technology Group Joint Stock Company			0107432651	May 12, 2016	Department of Planning and Investment of Hanoi City	10th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2, Nam Tu Liem, Hanoi City	0	0%	Ms. Dinh is Representative of Major Shareholder

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
26	Xuan La Construction Investment Joint Stock Company			0107565651	September 15, 2016	Department of Planning and Investment of Hanoi City	4th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2, Nam Tu Liem, Hanoi City	0	0%	Ms. Dinh is Representative of Major Shareholder / Deputy Director
27	Wonderland Real Estate Joint Stock Company			0108307903	June 2, 2018	Department of Planning and Investment of Hanoi City	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2, Nam Tu Liem, Hanoi City	0	0%	Deputy Director
III.	Do Van Truong	047C888888	Member of the Board of Directors	038079011647	October 11, 2024	Ministry of Public Security	CH6, 30th floor TNCT3 CT03A - CT, Nam Thang Long Urban Area Phase III, Phu Thuong Ward, Tay Ho District, Hanoi City, Viet Nam	221,860	0.074%	-

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
1	Ngo Thi Hong Nhan							0	0%	Mother
2	Le Thi Luong							0	0	Mother-in-law
3	Le Tri Dien							0	0%	Father-in-law
4	Le Thi Tuyet							221,860	0.074%	Wife

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
5	Do Anh Tuan							19,542,500	54.24%	Older Brother
6	Nguyen Thi Khanh My							0	0%	Sister-in-law
7	Do Thi Hong Nhung							221,860	0,074%	Younger sister
8	Do Anh Minh							0	0%	Son

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
9	Do Quang Hieu							0	0%	Son
10	Anh Duong Star Joint Stock Company			0101358793	April 9, 2003	Department of Planning and Investment of Hanoi City	SH03-01, R3 Tower, Sunshine Riverside Project, Lot CT03A-CT, CT03 Area, Nam Thang Long Urban Area, Phu Thuong Ward, Tay Ho District, Hanoi City	0	0%	Mr. Truong Chairman of the Board of Directors/CEO

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11	Bao Tin Son Tung Company Limited			0102275853	May 29, 2007	Department of Planning and Investment of Hanoi City	11th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	0	0%	Director
12	Sunshine Cab Joint Stock Company			0108130212	January 11, 2018	Department of Planning and Investment of Hanoi City	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	0	0%	CEO/Major Shareholder
13	Sunshine Group Development Joint Stock Company			0107397372	April 13, 2016	Department of Planning and Investment of Hanoi City	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	0	0%	Chairman of the Board of Directors/CEO/ Major Shareholder

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14	S"School Joint Stock Company			0108522883	November 22, 2018	Department of Planning and Investment of Hanoi City	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	0	0%	CEO/Major Shareholder
15	Saigon Sunshine Group Joint Stock Company			0315210233	August 8, 2018	Department of Planning and Investment of Ho Chi Minh City	Commercial Area S1.A2.02.03, 2nd Floor, Tower S1, 23 Phu Thuan Street, Tan Phu Ward, District 7, Ho Chi Minh City, Vietnam	0	0%	Member of the Board of Directors/Deputy CEO/Major Shareholder
16	S-Homes Real Estate Business Investment Joint Stock Company			0107069847	October 28, 2015	Department of Planning and Investment of Hanoi City	10th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	0	0%	Deputy General Director/ Representative of Major Shareholder

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
17	Fulland Real Estate Joint Stock Company			0108307893	June 2, 2018	Department of Planning and Investment of Hanoi City	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City	0	0%	Chairman of the Board/Director
18	Sunshine Mart Service and Trading Business Company Limited			0109334554	September 8, 2020	Department of Planning and Investment of Hanoi City	1st Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	0	0%	General Director/Chairman of the Members' Council/Large Stakeholder
19	Marina 3 Joint Stock Company			0108489403	October 26, 2018	Department of Planning and Investment of Hanoi City	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City	0	0%	Major Shareholder

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20	KS Group Joint Stock Company			0109432720	November 25, 2020	Department of Planning and Investment of Hanoi City	2nd Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	0	0%	Representative of Major Shareholder
21	SCG Construction Group Joint Stock Company			0108704763	April 17, 2019	Department of Planning and Investment of Hanoi City	8th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	0	0%	Chairman of the Board/Legal Representative/ major shareholder
22	Big Gain Investment Company Limited			0314303005	March 21, 2017	Department of Planning and Investment of Ho Chi Minh City	Lot S1.A2.01.03, Floor 1, Tower S1, 23 Phu Thuan Street, Tan Phu Ward, District 7, Ho Chi Minh City, Vietnam	0	0%	Deputy General Director

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23	Kim Thanh Trade Company Limited.			0101233498	June 15, 2001	Department of Planning and Investment of Hanoi City	6th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	0	0%	General Director/Legal Representative
24	Sunshine Maple Bear Education Company Limited			0108078467	November 30, 2017	Hanoi City Department of Planning and Investment	1st Floor, Sunshine Palace, Star AD1 Project, Plot C2/CN3, Mai Dong Ward, Hoang Mai District, Hanoi City, Vietnam	0	0%	Representative of members contributing capital
IV.	Vu Le Hieu		Independent Member of the Board of Directors					88,744	0.02958%	-

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
1	Vu Hong Chuyen							0	0%	Father
2	Le Thi Bich Lien							0	0%	Mother
3	Vu Gia Hien							0	0%	Younger Brother
4	Pham Thy Thu							0	0%	Wife

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
5	Vu Bao An Nhien							0	0%	Daughter
6	Pham Van Tu							0	0%	Father-in-law
7	Nguyen Tuyet Lan							0	0%	Mother-in-law
8	Sunshine Homes Development Joint Stock Jompany			0106784499	March 9, 2015	Department of Planning and Investment of Hanoi City	Floor 9, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City	0	0%	The person responsible for company governance

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V.	Nguyen Thi Phuong Loan		Non-Executive Member of the Board					10	0.000003%	-
1	Nguyen Quang Xuan							0	0%	Father
2	Nguyen Thi Phuong							0	0%	Mother
3	Nguyen Xuan Thanh							0	0%	Younger brother
4	Duong Quynh							0	0%	Sister-in-law

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
	Phuong									
5	Hoang Linh							0	0%	Husband
6	Hoang Quang Dao							0	0%	Father-in-law
7	Nguyen Thi Phong							0	0%	Mother-in-law
8	Hoang Ngoc Chi							0	0%	Daughter

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
9	Hoang Khanh An							0	0%	Daughter
10	Sunshine Sky Villa Joint Stock Company			0108359563	July 10, 2018	Department of Planning and Investment of Hanoi City	9th Floor, Sunshine Center, No. 16, Pham Hung Street, My Dinh 2, Nam Tu Liem, Hanoi City	0	0%	Ms. Loan is Member of the Board.
11	Sunshine Entertainment Joint Stock Company			4201397634	December 12, 2011	Department of Planning and Investment of Khanh Hoa Province	Quan Cang Area, Vinh Nguyen Ward, Nha Trang City, Khanh Hoa Province	0	0%	Ms. Loan is Member of the Board
12	Sunshine Homes Development Joint Stock Company			0106784499	March 9, 2015	Department of Planning and Investment of Hanoi City	9th Floor, Sunshine Center, No. 16, Pham Hung Street, My Dinh 2, Nam Tu Liem, Hanoi City	0	0%	Ms. Loan is the Chief Accountant/ Authorized Person for Information Disclosure.
VI.	Nguyen Thi		Head of the Supervisory					221,860	0.074%	-

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
	Thanh Huyen		Board							
1	Nguyen Doan Duc							0	0%	Father
2	Tran Thi Thanh Xuan							0	0%	Mother
3	Ngo Ba Duy							0	0%	Husband
4	Ngo Duy Ho							0	0%	Father-in-law
5	Pham Thi Uyen							0	0%	Mother-in-law

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
6	Nguyen Thu Huong							0	0%	Younger sister
7	Vu Van Dang							0	0%	Brother-in-law
8	Ngo Doan Khiem							0	0%	Son
9	Ngo Gia Linh							0	0%	Daughter
10	SCG			0108704763	April 17,	Department of	8th floor,	0	0%	Ms. Huyen is

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
	Construction Group Joint Stock Company				2019	Planning and Investment of Hanoi City	Sunshine Center building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem district, Hanoi City			Head of the Supervisory Board
11	Sunshine AM Joint Stock Company			0108440863	September 20, 2018	Department of Planning and Investment of Hanoi City	4th floor, Sunshine Center building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem district, Hanoi City	0	0%	Ms. Huyen is Head of the Supervisory Board
12	Xuan Dinh Construction Investment Joint Stock Company			0107565644	September 15, 2016	Department of Planning and Investment of Hanoi City	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City	0	0%	Ms. Huyen is Head of the Supervisory Board
13	S-Homes Real Estate Investment and Business Joint			0107069847	October 28, 2015	Department of Planning and Investment of	10th Floor, Sunshine Center Building, No. 16, Pham Hung	0	0%	Ms. Huyen is Head of the Supervisory

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
	Stock Company					Hanoi City	Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City			Board
14	KS Group Joint Stock Company			0109432720	November 25, 2020	Department of Planning and Investment of Hanoi City	2nd Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City	0	0%	Ms. Huyen is Head of the Supervisory Board
VII.	Do Ngoc Anh		Member of the Supervisory Board					10	0.000003%	-
1	Le Thi Hue							0	0%	Mother
2	Do Tuan Anh							0	0%	Brother

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
3	Nguyen Thi Le Huyen							0	0%	Sister-in-law
4	Le Ngoc Quynh							0	0%	Husband
5	Le Ngoc Bao Tran							0	0%	Daughter
6	Le Ngoc Kieu Anh							0	0%	Daughter
7	Sunshine			0106212815	June 24,	Department of	No. 23 D3A.3	0	0%	Ms. Ngoc Anh

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	Marina Nha Trang Joint Stock Company				2013	Planning and Investment of Hanoi City	18.6 ha, Phu Thuong Ward, Tay Ho District, Hanoi City			is chief accountant
8	Diamond Westlake Investment Company Limited			0108321584	June 11, 2018	Department of Planning and Investment of Hanoi City	9th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City	0	0%	Ms. Ngoc Anh is chief accountant.
9	K8-Starlake Investment Company Limited			0108853814	August 2, 2019	Department of Planning and Investment of Hanoi City	12th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	0	0%	Ms. Ngoc Anh is chief accountant.
VIII	Vu Thi Thuy Nga		Member of the Supervisory Board					0	0%	-

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
1	Vu Thi Thoan							0	0%	Mother
2	Doan Van Tien							0	0%	Husband
3	Doan Thanh Son							0	0%	Son
4	Doan Thanh Long							0	0%	Son
5	Vu Xuan Tuyen							0	0%	Older brother
6	Tran Thi Hoa							0	0%	Sister-in-law

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
7	Vu Thi Vy							0	0%	Older sister
8	Nguyen Vu Xuan							0	0%	Brother-in-law
9	Vu Xuan Ky							0	0%	Older brother
10	Nguyen Thi Xoa							0	0%	Sister-in-law
11	Thieu Thi Nguu							0	0%	Mother-in-law

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
IX.	Le Hoang Nam	047C007962	Deputy General Director					443,720	0.15%	-
1	Le Van Nghi							0	0%	Father
2	Hoang Nguyet Anh							0	0%	Mother
3	Le Hoang Nhu Ly							0	0%	Younger sister
4	Le Hoang Thu Linh							0	0%	Daughter

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
5	Le Nhat Hung							0	0%	Son
X.	Phan Ich Long		Deputy General Director					321,860	0.11%	-
1	Phan Ich Sau							0	0%	Father
2	Do Thi Phen							0	0%	Mother
3	Trinh Thi Nga							221,860	0.074%	Wife

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
4	Trinh Van Tu							0	0%	Father-in-law
5	Trinh Thi Luong							0	0%	Mother-in-law
6	Phan Thi Nhung							0	0%	Older sister
7	Nguyen Tien Long							0	0%	Brother-in-law

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
8	Phan Moc Lan							0	0%	Daughter
9	Phan Thao Lan							0	0%	Daughter
10	Phan Thao Anh							0	0%	Daughter
11	Sunshine Group			0107397372	April 13, 2016	Department of Planning and	9th Floor, Sunshine Center	0	0%	Mr. Long is Deputy General

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
	Development Joint Stock Company					Investment of Hanoi City	Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City			Director
12	Dynamic Innovation Company Limited			0314269019	March 7, 2017	Department of Planning and Investment of Ho Chi Minh City	S1.A2.01.02, 1st Floor, S1 Tower, 23 Phu Thuan, Tan Phu, District 7, Ho Chi Minh City	0	0%	Mr. Long is Deputy General Director, member of the Board of Directors
13	Thien Hai Joint Stock Company			3400507953	December 21, 2007	Department of Planning and Investment of Binh Thuan Province	No. 257, 19/4 Street, Xuan An Ward, Phan Thiet City, Binh Thuan Province	0	0%	Mr. Long is a member of the Board of Directors
14	Thanh Do Investment Development And Construction Joint Stock Company			0101332185	August 16, 2022	Hanoi City Department of Planning and Investment	No. 614, Lac Long Quan Street, Nhat Tan Ward, Tay Ho District, Hanoi City	0	0%	Mr. Long is Deputy General Director in charge of Cooperation projects

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
15	Sunshine Homes Development Joint Stock Jompany			0106784499	March 9, 2015	Hanoi City Department of Planning and Investment	9th floor, Sunshine Center building, No. 16, Pham Hung Street, My Dinh Ward, Nam Tu Liem District, Hanoi City	0	0%	Mr. Long is Deputy General Director
16	Sunshine Sky Villa Joint Stock Company			0108359563	July 10, 2018	Department of Planning and Investment of Hanoi City	9th floor, Sunshine Center building, No. 16, Pham Hung Street, My Dinh Ward, Nam Tu Liem District, Hanoi City	0	0%	Mr. Long is Deputy General Director
17	Long Bien Construction Investment Joint Stock Company			0108715437	April 24, 2019	Department of Planning and Investment of Hanoi City	Operator House, Lot CT7, Nguyen Lam Street, Phuc Dong Ward, Long Bien District, Hanoi City	0	0%	Mr. Long is Deputy General Director
XI.	Ho Duc Viet	047C007942	Chief accountant, person					455,060	0.152%	-

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
			authorized to disclose information							
1	Ho Duc Huu							0	0%	Father
2	Vu Thi Nhan							0	0%	Mother
3	Ho Ngoc Duc							0	0%	Older Brother
4	Ho Thi Binh							0	0%	Older sister

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
5	Ho Thi Cuc							0	0%	Older sister
6	Le Van Hieu							0	0%	Brother-in-law
7	Le Thi Thuy Linh							10	0.000003%	Wife
8	Le Van Huynh							0	0%	Father-in-law

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
9	Vu Thi Nhi							0	0%	Mother-in-law
10	Ho Viet Hung							0	0%	Son
11	Ho Anh Duong							0	0%	Daughter
12	Ho Kim Ngan							0	0%	Daughter

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
13	SCG Construction Group Joint Stock Company			0108704763	April 17, 2019	Department of Planning and Investment of Hanoi City	8th floor, Sunshine Center building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem district, Hanoi City	0	0%	Member of the Board of Directors
XII.	Nguyen Thi Xuan My		Person in charge of corporate governance					221,860	0.074%	-
1	Nguyen Van Ung							0	0%	Father

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
2	Vu Thi Hue							0	0%	Mother
3	Nguyen Van Thuong							0	0%	Brother
4	Do Thi Ha Van							0	0%	Sister-in-law
5	Hua Thai Anh							0	0%	Husband

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
6	Hua Van Thanh							0	0%	Father-in-law
7	Do Thi Hoa							0	0%	Mother-in-law
8	Hua Gia Hung							0	0	Son

No.	Name	Securities trading account (if any)	Position at the company (if any)	ID card No./Passport No)	Date of issue	Place of issue	Address	Number of shares owned at the end of the period	Percentage of share ownership at the end of the period	Note
9	SCG Construction Group Joint Stock Company			0108704763	April 17, 2019	Hanoi City Department of Planning and Investment	8th Floor, Sunshine Center Building, No. 16, Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	0	0%	Ms. My is the person in charge of corporate governance

2. Transactions of internal persons and affiliated persons with shares of the company

No.	Transaction executor	Relationship with internal persons	Number of shares owned at the beginning of the period		Number of shares owned at the end of the period		Reasons for increasing, decreasing (buying, selling, converting, reWarding, etc.)	Note
			Number of shares	Percentage	Number of shares	Percentage		
1	Tran Dinh Phuong – Independent member of the Board of Directors	-	226,860	0.07562%	0	0%	Sell	From April 27, 2024, Mr. Tran Dinh Phuong was no longer an Internal Person of the Company.

IX. Other significant issues: None.

Recipients:

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

CHAIRMAN OF THE BOARD OF DIRECTORS



DO ANH TUAN