



**SUNSHINE HOMES DEVELOPMENT
JOINT STOCK COMPANY**

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No: 90.../2026/SSH-CBTT

Hanoi, April 24, 2026

**To: State Securities Commission Vietnam
Hanoi Stock Exchange
Shareholders**

Name of Company: Sunshine Homes Development Joint Stock Company

Address of Head office: 9th Floor, Sunshine Center Building, No. 16 Pham Hung, Tu Liem Ward, Hanoi City (Address as per the Enterprise Registration Certificate: 9th Floor, Sunshine Center Building, No. 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City).

Telephone: 02473 025 888

Website: <https://ssh.vn>

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

Type of Information Disclosure:

☒ Periodic

☐ Extraordinary

☐ 24h

☐ Other

Content of Disclosure:

Sunshine Homes Development Joint Stock Company respectfully announces the following information:

- Time of the 2026 Annual General Meeting of Shareholders: 8:30 AM, Saturday, May 16, 2026.
- Venue of the Annual General Meeting of Shareholders: 5th Floor Hall, Sunshine Center Building, No. 16 Pham Hung, Tu Liem Ward, Hanoi City.
- Invitation notice, meeting agenda, and documents serving the Annual General Meeting of Shareholders: Please refer to the details at the following link: <https://ssh.vn/dai-hoi-dong-co-dong/> and note that they will be updated and supplemented until the meeting date.

This information has been published on the Company's official website on April 24, 2026 at the following link: <https://ssh.vn/dai-hoi-dong-co-dong/>.

We hereby certify that the information provided is true and correct and we bear the full responsibility to the law. *f g n*

Recipient:

- As above;

AUTHORIZED PERSON FOR INFORMATION



NGUYEN HA ANH

No: 08/2026/SSH/NQ-HDQT

Hanoi, April. 24, 2026

**RESOLUTION OF THE BOARD OF DIRECTORS
SUNSHINE HOMES DEVELOPMENT JOINT STOCK COMPANY**

THE BOARD OF DIRECTORS

- Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020 of the National Assembly of the Socialist Republic of Vietnam, effective from January 1, 2021, and its amendments, supplements and implementing regulations;
- Pursuant to the Charter on organization and operation of Sunshine Homes Development Joint Stock Company ("Company");
- Pursuant to the Minutes of the Board of Directors Meeting No. 08/2026/SSH/BBH-HDQT April 24, 2026.

RESOLVES

Article 1. Approval of the time, agenda, and organization of the 2026 Annual General Meeting of Shareholders of Sunshine Homes Development Joint Stock Company, specifically as follows:

- Time of the Meeting: 08:30 AM, Saturday, May 16, 2026;
- Location of the Meeting: 5th Floor Hall, Sunshine Center Building, No. 16 Pham Hung, Tu Liem Ward, Hanoi City
- Meeting format: Online meeting and electronic voting. Detailed instructions on attending the meeting will be published on the Company's website;
- Meeting Agenda:
 - + Report on the activities of the Board of Directors in 2025;
 - + Report on the activities of the Independent Member of the Board of Directors in 2025;
 - + Report of the Board of Management on production and business performance in 2025 and business plan for 2026;
 - + Report on the activities of the Board of Supervisors in 2025;
 - + Proposal for approval of the audited Financial Statements for 2025 and the profit distribution plan for 2025;
 - + Proposal for approval of the production and business plan targets for 2026;
 - + Proposal for approval of the remuneration and bonus plan for the Board of Directors and the Board of Supervisors for 2026;
 - + Proposal for approval of the selection of the auditing firm for the 2026 Financial Statements;
 - + Proposal for the dismissal and additional election of members of the Board of Directors;
 - + Proposal for the dismissal and additional election of members of the Board of Supervisors;
 - + Proposal for approval of amendments to detailed business lines and business activities;
 - + Proposal for the approval in principle of transactions between the Company and related parties;



- + Proposal for Report on the Company no longer meeting the conditions to remain a public company;
- + Other matters within the authority of the General Meeting of Shareholders (if any).

Article 2. Approval of the meeting documents for the 2026 Annual General Meeting of Shareholders

The detailed meeting documents will be published on the Company's website and may be updated or revised (if necessary) until the date of the General Meeting.

Article 3. Implementation of the resolution

The Chairman of the Board of Directors shall direct the implementation of the above contents in accordance with applicable regulations.

Article 4. Effectiveness

This Resolution shall take effect from the date of signing. The members of the Board of Directors, Board of Management, relevant departments, and individuals shall be responsible for executing this Resolution. *+ ihs p*

Receiving places:

- As stated in Article 4.

O.B. THE BOARD OF DIRECTORS

CHAIRMAN *[Signature]*

NGUYEN XUAN ANH



MEETING AGENDA

2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

Time: 08:30 A.M, Saturday, May 16, 2026.

Meeting format: Online meeting via the website: <https://ezgsm.fpts.com.vn/> using the login credentials provided in the Invitation Letter.

Detailed Meeting Agenda:

Time	Detailed Agenda
08:30 – 09:00	I. Opening Procedures of the General Meeting of Shareholders
	Opening of the Meeting and introduction of delegates
	Report on the results of verification of shareholders' eligibility
	Introduction of the Presidium and the Secretariat
	Approval of the Meeting Agenda, the Rules on organization and operation of the General Meeting of Shareholders, the Election Regulations for members of the Board of Directors and the Board of Supervisors, and approval of the composition of the Vote Counting Committee
09:00 – 10:00	II. Presentation of Reports and Proposals to the Meeting
	Report:
	Report on the activities of the Board of Directors in 2025;
	Report on the activities of the Independent Member of the Board of Directors in 2025;
	Report of the Board of Management on production and business performance in 2025 and business plan for 2026;
	Report on the activities of the Board of Supervisors in 2025;
	Proposals:
	Proposal for approval of the audited Financial Statements for 2025 and the profit distribution plan for 2025;
	Proposal for approval of the production and business plan targets for 2026;
	Proposal for approval of the remuneration and bonus plan for the Board of Directors and the Board of Supervisors for 2026;
	Proposal for approval of the selection of the auditing firm for the 2026 Financial Statements;
	Proposal for the dismissal and additional election of members of the Board of Directors;
	Proposal for the dismissal and s additional election of members of the Board of Supervisors;
	Proposal for approval of amendments to detailed business lines and business activities;



Time	Detailed Agenda
	Proposal for Approval in principle of transactions between the Company and related parties;
	Proposal for Report on the Company no longer meeting the conditions to remain a public company;
	Other matters within the authority of the General Meeting of Shareholders (if any).
10:00 – 11:00	III. Discussion and Voting on Matters at the Meeting; Election and Announcement of Election Results
11:00 – 11:30	IV. Closing Procedures of the Meeting
	Approval of the Minutes and the Resolution of the Meeting
	Summary and declaration of the closing of the Meeting

O.B. THE BOARD OF DIRECTORS

CHAIRMAN 

NGUYEN XUAN ANH





INVITATION LETTER

2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS

Dear Shareholder: ...

Address: ...

Securities Registration Number: ...

Phone: ...

Number of shares owned: ... shares

The Board of Directors of Sunshine Homes Development Joint Stock Company ("SSH") (Business registration number: 0106784499, head office located at 9th Floor, Sunshine Center Building, No. 16 Pham Hung, Tu Liem Ward, Hanoi City) respectfully invites you to attend the 2026 Annual General Meeting of Shareholders (AGM) via online format. Details are as follows:

1. **Time: 08:30 A.M, Saturday, May 16, 2026.**
2. **Meeting format:** The AGM will be conducted online with electronic voting.
3. **Location:** 5th Floor Hall, Sunshine Center Building, No. 16 Pham Hung, Tu Liem Ward, Hanoi City.
4. **Meeting agenda and relevant documents:** Details of the meeting content, agenda, documents, and instructions for participating in the online AGM are available at the following website: <https://ssh.vn/dai-hoi-dong-co-dong/>.
5. **Conditions and methods of attending the online AGM:**

5.1. Conditions for attendance:

- All shareholders owning SSH shares whose names appear on the shareholder list as of April 16, 2026, provided by the Vietnam Securities Depository and Clearing Corporation (VSDC).
- In case of authorization to attend the meeting: Shareholders are requested to send the Power of Attorney (in accordance with Article 144 of the Enterprise Law) to the AGM Organizing Committee at the address stated in Section 6 of this invitation letter no later than 05:00 P.M on May 14, 2026, so that the Organizing Committee may provide login credentials to the authorized representative for participation in the AGM.

5.2. Methods of attendance:

- Shareholders may use one of the following devices connected to the Internet to attend the online AGM: desktop computer, laptop, tablet, or smartphone. The Company will open the system for participation and electronic voting from 08:30 A.M, Saturday, May 15, 2026.
- Shareholders are kindly requested to access the website: <https://ezgsm.fpts.com.vn/> to attend the meeting using the following login credentials:

Username:

Password:

Shareholders are responsible for keeping their login credentials confidential to ensure that only the shareholders themselves have the right to attend and vote on the system. The AGM Organizing Committee will provide maximum support to ensure that shareholders can participate and vote at the AGM but shall not be responsible for any issues arising from the loss of login credentials by shareholders.

6. Contact information:

**ORGANIZING COMMITTEE OF THE ANNUAL GENERAL MEETING OF SHAREHOLDERS
- SUNSHINE HOMES DEVELOPMENT JOINT STOCK COMPANY**

Address: 9th Floor, Sunshine Center Building, No. 16 Pham Hung, Tu Liem Ward, Hanoi City.

Technical Support Hotline: 0941.950.555 (Mr. Tuan)

Email: ir@ssh.vn;

Best regards!

**O.B. THE BOARD OF DIRECTORS
CHAIRMAN**

NGUYEN XUAN ANH



SOCIALIST REPUBLIC OF VIET NAM
Independence – Freedom – Happiness

POWER OF ATTORNEY

FOR ATTENDANCE AT THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS
SUNSHINE HOMES DEVELOPMENT JOINT STOCK COMPANY

To: Sunshine Homes Development Joint Stock Company

1. AUTHORIZING PARTY:

Individual/Organization:

Citizen Identification Card/Passport/Enterprise Registration Certificate No.:

Issued on:

Place of issue:

Address:

Telephone:

Number of shares owned (as at April 16, 2026):

(In words:)

2. AUTHORIZED PARTY:

Individual/Organization:

Citizen Identification Card/Passport/Enterprise Registration Certificate No.:

Issued on:

Place of issue:

Address:

Telephone:

Number of shares authorized:

(In words:)

3. SCOPE OF AUTHORIZATION:

The Authorized Party is entitled to represent the Authorizing Party to perform the following:

- Attend the 2026 Annual General Meeting of Shareholders of Sunshine Homes Development Joint Stock Company on May 16, 2026.
- Make decisions, vote, and elect on voting and election matters at the 2026 Annual General Meeting of Shareholders corresponding to the number of authorized shares.

4. TERM OF AUTHORIZATION



This Power of Attorney shall remain valid for the duration of the 2026 Annual General Meeting of Shareholders of Sunshine Homes Development Joint Stock Company as mentioned above.

5. RESPONSIBILITIES OF THE AUTHORIZING PARTY AND THE AUTHORIZED PARTY

Both parties hereby assume full responsibility for this authorization and undertake to strictly comply with the applicable provisions of law and the Charter of Sunshine Homes Development Joint Stock Company.

Note: The Authorized Party shall not re-authorize any third party to perform the scope of authorization specified in this Power of Attorney.

..., dated, 2026

AUTHORIZING PARTY

(Signature and full name, seal if any)

AUTHORIZED PARTY

(Signature and full name, seal if any)



No: 01/2026/SSH/BC-HĐQT

Hanoi, April 24, 2026

REPORT ON THE ACTIVITIES OF THE BOARD OF DIRECTORS IN 2025
SUNSHINE HOMES DEVELOPMENT JOINT STOCK COMPANY

To: The General Meeting of Shareholders of Sunshine Homes Development Joint Stock Company

Pursuant to the Charter on organization and operation of Sunshine Homes Development Joint Stock Company (the “Company”/“Sunshine Homes”) and the Resolution of the 2025 Annual General Meeting of Shareholders, the Board of Directors (“BOD”) respectfully submits to the General Meeting of Shareholders the report on its activities in 2025 and the plan for 2026 as follows:

I. Performance in 2025

1. Activities of the Board of Directors

In 2025, the Company’s Board of Directors (BOD) convened 31 meetings and issued resolutions and decisions to direct the Company’s business operations. All BOD resolutions were adopted in accordance with the procedures and formalities stipulated in the Company’s Charter and Internal Regulations on Corporate Governance. These resolutions focused on key matters of the Company, including strategic development orientation, business plans, project investments, risk management, financial structuring, senior personnel, and other transactions and matters within its authority, ensuring the principles of transparency, prudence, and alignment with the overall interests of the Company and its shareholders.

The meeting agendas closely addressed all issues related to the Company’s operations and were thoroughly discussed and evaluated by BOD members in a spirit of openness, fairness, transparency, and prudence, with a view to reaching the most optimal decisions.

All decisions and resolutions of the BOD were approved based on the majority principle. The issued resolutions effectively addressed key operational matters, implemented the 2025 business plan in line with set objectives, and responded to market fluctuations.

Notable resolutions approved by the BOD include:

- Organizing the 2025 Annual General Meeting of Shareholders;
- Approving the BOD’s programs and operational plans;
- Approving transactions involving internal persons and related parties;
- Other matters within its authority.

The full list of BOD Resolutions/Decisions in 2025 is presented in Section 5, Part II – Report on Corporate Governance in 2025. This information has been disclosed on the Company’s website at: <https://ssh.vn/bao-cai-quan-tri-cong-ty/>.

2. Members and structure of the Board of Directors

As of December 31, 2025, the Company’s Board of Directors comprised five (05) members, including one (01) management member, three (03) non- management members, and one (01) independent member of the Board of Directors. All members of the Board of Directors

possess strong professional qualifications and practical experience in corporate governance, finance, investment, and project development, enabling them to make meaningful contributions to strategic direction, oversight of the operations of the Board of Management, and the Company's sustainable development.

3. Remuneration, operating expenses, and other benefits of the Board of Directors

The remuneration and bonuses for the Board of Directors for 2025 were approved by the 2025 Annual General Meeting of Shareholders and were paid as follows:

No.	Full Name	Position	Total Remuneration (VND)
1	Nguyen Xuan Anh	Chairman of the Board of Directors	206,333,333
2	Do Anh Tuan	Vice Chairman of the Board of Directors	153,666,667
3	Jun Sungbae	Member of the Board of Directors	86,333,333
4	Do Thi Dinh	Member of the Board of Directors	33,666,667
5	Nguyen Thi Hong Hanh	Member of the Board of Directors	33,666,667
6	Nguyen Nam Viet	Member of the Board of Directors	86,333,333
7	Nguyen Viet Hai	Independent Member of the Board of Directors	120,000,000
Total			720,000,000

II. Assessment by the Board of Directors on the Company's operations

1. Assessment of the 2025 business performance

The year 2025 marked a strategic transformation for Sunshine Homes as the Company completed its restructuring process and further integrated into the ecosystem of Sunshine Group. This milestone represents not only a change in ownership structure but also a shift in development mindset—from an independent growth model to an integrated approach that maximizes the Group's shared resources.

In this context, Sunshine Homes has reoriented its strategy from expansion in scale to improving quality and efficiency, focusing on projects with strong liquidity and stable cash flow generation. The Board of Directors has prioritized strengthening the Company's financial foundation, enhancing risk management, and building a more agile governance system, while accelerating the application of technology in product development and operations. By leveraging synergies within the Sunshine ecosystem, the Company aims to develop a

1067
CƠ
CỔ
PHÁ
SUN
H
YANH

differentiated product portfolio, create sustainable value, and enhance its long-term competitiveness.

In the real estate market, 2025 continues to see positive momentum, as evidenced by gradual improvements in liquidity, investor interest, and overall market sentiment. Policies aimed at addressing legal and credit constraints continue to be effective, contributing to increased supply and supporting transaction demand. However, Sunshine Homes' performance did not fully meet the planned growth targets. This was primarily due to the Company's proactive strategic adjustments, prioritizing financial consolidation, completion of project legal frameworks, and operational restructuring following the integration process, which in turn affected the timing of revenue and profit recognition. The Board of Directors considers this strategic adjustment to be necessary, as it prioritizes resource allocation for restructuring efforts, strengthens the Company's operational foundation, enhances governance efficiency, and ensures stable business operations. Although this approach has had a short-term impact on revenue performance, it is deemed consistent with the Company's sustainable development objectives in the current period.

Business performance results for 2025 are as follows:

No.	Item	Plan (billion VND)	Implementation	Implementation /Plan (%)
1	Total revenue	4,000	1,083.51	27.09
2	Profit before tax	500	(346.76)	(69.35)

**Figures have been rounded based on the audited consolidated financial statements for 2025.*

2. Assessment by the Board of Directors of the General Director and the Board of Management

2.1. Assessment by the Board of Directors of the General Director

The General Director has proactively organized and managed the Company's business operations in compliance with applicable laws, the Company's Charter, and prevailing internal regulations, within the scope of delegated authority, ensuring close adherence to the Resolutions and Decisions of the General Meeting of Shareholders and the Board of Directors. This has contributed to maintaining consistency in governance, enhancing operational efficiency, and ensuring that the Company's activities are conducted in a stable manner and in line with the established strategic direction.

2.2. Assessment by the Board of Directors of the Board of Management

The Board of Directors acknowledges that the Board of Management has demonstrated strong efforts, proactiveness, and flexibility in organizing, managing, and operating the Company's business activities over the past year. In the context of a market characterized by ongoing volatility and challenges, the Board of Management has closely followed the strategic direction, diligently implemented the Resolutions of the Board of Directors and the General Meeting of Shareholders, while strengthening risk control, optimizing resources, and maintaining operational stability. Although business results did not meet expectations due to objective factors and the Company's restructuring orientation, the Board of Directors recognizes the high sense of responsibility, decisive management, and appropriate solutions implemented by the Board of Management.

3. Activities of the independent member of the Board of Directors

In 2025, the independent member of the Board of Directors fully performed the functions and duties in accordance with regulations, ensuring independence and objectivity in governance activities, thereby contributing to the protection of the lawful rights and interests of shareholders and ensuring that all Company activities comply with the Law on Enterprises, the Company's Charter, and relevant legal regulations. Specifically, the independent member:

- Provided independent opinions and advisory support to the Board of Directors in formulating and implementing sustainable development strategies, ensuring alignment with the Company's long-term orientation and objectives;
- Conducted oversight of the management and executive activities of the Board of Directors and the Board of Management, ensuring compliance with corporate governance principles in a transparent, effective, and compliant manner;
- Reviewed and assessed the reasonableness, legality, integrity, and level of prudence in the management and operation of the Company's business activities.

4. Report on transactions of members of the Board of Directors and their related persons

The procedures for reviewing and approving transactions between the Company and related parties have been carried out strictly and in full compliance with the Law on Enterprises, the Law on Securities, and the Company's Internal Governance Regulations.

Transactions between the Company and its subsidiaries with members of the Board of Directors and their related persons, as well as transactions between the Company and enterprises in which members of the Board of Directors are founders or have held managerial positions within the three (03) years prior to the transaction date, have been conducted in accordance with regulations and fully disclosed in Section VII – the 2025 Corporate Governance Report.

III. Orientation of the Board of Directors for 2026

1. Business Plan for 2026

Based on the overall market conditions, the business performance in 2025, and the business plan for 2026 proposed by the Board of Management, the Board of Directors sets out the Company's business plan for 2026 as follows:

No.	Item	2026 Plan (billion VND)
1.	Total revenue	500
2.	Profit before tax	4,500

2. Orientation of the Board of Directors for 2026

Following the completion of the restructuring process and becoming a subsidiary of Sunshine Group Joint Stock Company, the Board of Directors has set the direction for the Company to enter a new phase of development, focusing on strengthening its financial foundation, enhancing governance efficiency, and maximizing resources from the Group's ecosystem. On that basis, the Company will continue to leverage its brand, project development experience, financial capacity, and the Group's partner network to promote investment, development, and real estate business activities in a professional and sustainable manner.

Under its long-term development strategy, the Company remains committed to the mid-end, high-end, and luxury real estate segments, focusing on developing projects with integrated

planning, modern architecture, and comprehensive amenities such as commercial centers, services, entertainment facilities, ecological spaces, and premium urban utilities. These projects are oriented toward meeting real housing demand, targeting end-users, thereby contributing to improving residents' quality of life and enhancing the long-term value of the Company's real estate products.

Furthermore, following the completion by shareholders of the share swap under the public tender offer by Sunshine Group Joint Stock Company, the Company's shareholder structure no longer satisfies the conditions of a public company under securities laws. The Company has reported to the State Securities Commission and will fully comply with the guidance of competent authorities and legal regulations regarding the reporting of non-compliance with public company conditions and the deregistration of its public company status. Throughout this process, the Company will continue to safeguard the lawful rights and interests of shareholders, maintain transparency, fulfill all legal obligations, and gradually establish a solid foundation for future development opportunities.

The above is the Report on the activities of the Board of Directors of Sunshine Homes Development Joint Stock Company for 2025 and the Business Plan for 2026.

We respectfully submit it to the General Meeting of Shareholders for approval. *f 26/2*

Sincerely,

**O.B. THE BOARD OF DIRECTORS
CHAIRMAN**



NGUYEN XUAN ANH



SUNSHINE HOMES DEVELOPMENT
JOINT STOCK COMPANY

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No. 02/2026/SSH/BC-TVDLHDQT

Hanoi, April 24, 2026

REPORT
ACTIVITIES OF INDEPENDENT MEMBER OF THE BOARD OF DIRECTORS IN 2025
SUNSHINE HOMES DEVELOPMENT JOINT STOCK COMPANY

To: The General Meeting of Shareholders of Sunshine Homes Development Joint Stock Company

The Independent Member of the Board of Directors (the “BOD”) respectfully reports on the results of activities in 2025 as follows:

1. The activities of independent member of the Board of Directors

1.1. Remuneration and Operating Expenses of Independent Members of the Board of Directors:

The Board of Directors of the Company comprises five (05) members, including one (01) Independent Member, Mr. Nguyen Viet Hai.

Throughout the performance of his duties, the Independent Member has effectively exercised his functions and responsibilities in compliance with applicable regulations, upholding objectivity, maintaining independence in corporate governance, protecting the legitimate rights and interests of shareholders, and closely supervising compliance with the Company’s Charter and relevant legal provisions.

For the year 2025, the remuneration paid to the Independent Member amounted to VND 120,000,000.

Apart from the remuneration mentioned above, no additional operating expenses were incurred in connection with the activities of the Independent Member.

1.2. The activities of the Independent Member of the Board of Directors:

Apart from fulfilling his role as a member of the Board of Directors, the Independent Member carried out the following activities in 2025:

- Provided independent advice and recommendations to assist the Board of Directors in formulating and implementing sustainable development strategies, ensuring alignment with the Company’s long-term direction and objectives;
- Conducted oversight of the management and executive activities of the Board of Directors and the Board of Management, ensuring compliance with corporate governance principles in a transparent, effective, and regulatory-compliant manner;
- Reviewed and assessed the appropriateness, legality, integrity, and prudence of the management and operational activities of the Company’s business operations.

2. The activities of the Board of Directors

- The independent member of the Board of Directors attended all meetings of the Board, actively contributed opinions, proposed strategic directions and business plans, and closely monitored the Board’s activities while fulfilling reporting obligations in accordance with regulations.

- During the year, the Board of Directors issued 31 meeting minutes and 31 resolutions on matters within its authority. All resolutions were promulgated in compliance with proper procedures and regulations, and were duly disclosed in accordance with securities laws.
- The Board of Directors convened meetings to review and decide on matters within its competence, while also strengthening its direction and supervision over the implementation of resolutions and decisions of the General Meeting of Shareholders and the Board of Directors.
- The Board operated with a high sense of responsibility, ensuring transparency in governance and compliance with the principles applicable to public companies.

3. With respect to the Company's financial statements, business operations, and financial position:

- The Company has duly prepared and disclosed its quarterly, semi-annual, and annual financial statements in accordance with applicable regulations;
- The Company's semi-annual and annual financial statements have been reviewed and audited in compliance with regulations. The appointed audit firm is an independent auditor from the Big Four, approved by the State Securities Commission to audit public interest entities, with strong reputation and extensive experience in auditing financial statements of public companies.

4. With respect to the Company's internal control and risk management systems:

- The Company has maintained its internal control and risk management systems and operations, ensuring the timely identification of potential risks that may arise in its business activities.

5. With respect to the activities of the General Director (Director) and other managers, and the review of related-party transactions:

- In 2025, the General Director managed and oversaw the Company's business operations. Regarding information disclosure, the General Director organized dedicated teams to carry out disclosure activities in accordance with the principles of transparency, accuracy, and timeliness as required by law. At the same time, the General Director ensured the full implementation of the Board of Directors' resolutions and performed tasks assigned/authorized by the Board;
- For transactions between the Company and related parties, the review, approval, and execution were conducted in compliance with the Company's Charter, Internal Governance Regulations, and applicable laws. Details of related-party transactions are fully presented in the 2025 corporate governance report, which has been duly disclosed.

6. Assessment of coordination between the independent member of the Board of Directors, the Board of Directors, the Board of Management, and shareholders:

- Coordination between the Board of Directors and the Board of Management was carried out in a close, synchronized, and effective manner, ensuring consistency in governance and operations;

- In performing his duties, the Independent Member received timely support from the Board of Directors and the Board of Management including the provision of complete information, documents, and necessary reports;
- Members of the Board of Directors and the Board of Management demonstrated a high level of responsibility and proactively coordinated in reviewing, resolving, and implementing key orientations and strategies, thereby contributing to the Company's stable operations and sustainable development objectives;
- The Independent Member remains open to receiving feedback from shareholders (if any) with a view to enhancing transparency and effectiveness in corporate governance.

This concludes the Report on the activities of the Independent Member of the Board of Directors of Sunshine Homes Development Joint Stock Company for the year 2025.

We respectfully submit it to the General Shareholders' Meeting for approval. *f. 2/20/25*
Sincerely,

**THE INDEPENDENT MEMBER
OF THE BOARD OF DIRECTORS**



NGUYEN VIET HAI



**SUNSHINE HOMES DEVELOPMENT
JOINT STOCK COMPANY**

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No.: 03/2026/SSH/BC-BĐH

Hanoi, April 24, 2026

**REPORT ON THE ACTIVITIES OF THE BOARD OF MANAGEMENT ON
BUSINESS PERFORMANCE IN 2025 AND THE BUSINESS PLAN FOR 2026**

**To: The General Meeting of Shareholders of
Sunshine Homes Development Joint Stock Company**

On behalf of the Executive Management of Sunshine Homes Development Joint Stock Company (“SSH”/“Sunshine Homes”/the “Company”), I would like to present to the General Meeting of Shareholders the business performance results for 2025 and the business plan for 2026 as follows:

I. Review of business performance in 2025

1. General assessment

In the context of the real estate market continuing to maintain its growth momentum, policies aimed at addressing legal and credit bottlenecks have proven effective, thereby contributing to improved market confidence and increased liquidity in certain segments. However, growth has been clearly uneven; demand remains primarily concentrated in products serving end-user needs, with transparent legal status and reasonable pricing, while high-end and investment segments still require additional time to be absorbed.

For Sunshine Homes, the year marked an important milestone following the completion of its restructuring process and its becoming a subsidiary of Sunshine Group Joint Stock Company (“Sunshine Group”) in September 2025.

In alignment with the strategic direction of Sunshine Group, including streamlining the governance model, reducing operational overlaps, and strengthening financial capacity and capital mobilization capabilities, particularly from international markets, Sunshine Homes continues to be positioned as the core brand in the development of high-end and smart residential real estate of the Group – a core strength of the Company since its early days.

2. Business performance:

Although the real estate market in 2025 showed certain signs of recovery, contributing to improved liquidity and investor sentiment, Sunshine Homes still recorded results that did not meet the planned growth targets. This outcome was considered acceptable in the context of the Company’s focus on implementing a comprehensive restructuring program in line with the overall direction of Sunshine Group. The Company prioritized addressing outstanding legal and financial issues and reallocating resources, rather than expanding investments or recognizing new revenue, leading to a contraction in operational scale and delays in the implementation of certain projects compared to the plan. At the same time, costs related to restructuring, provisioning, and organizational optimization increased, adversely affecting short-term profitability.



The implementation results compared to the 2025 business plan are as follows:

No.	Indicators	2025 Plan (billion VND)	2025 Actual (billion VND)	2024 Actual (billion VND)	2025 Actual/ 2025 Plan	Increase/ Decrease In 2025 Actual compared to 2024
		(1)	(2)	(3)	(4) = (2)/(1)	(5) = [(2)- (3)/(3)]
1	Total Revenue	4,000	1,083.51	3,363.53	27.09%	(67.79)%
2	Profit Before Tax	500	(346.76)	1,029.17	(69.35)%	(133.69)%

* Figures have been rounded based on the audited consolidated financial statements for 2025.

3. M&A activities and project development:

In 2025, Sunshine Homes continued to accelerate its M&A activities to expand its land bank and strengthen its medium- and long-term development pipeline. Through its subsidiary, Xuan Dinh Construction Investment Joint Stock Company, the Company entered into share deposit agreements for projects including Sunshine Grand Capital (Noble Palace Tay Thang Long) and Noble Empire Ciputra, with a total transfer value exceeding VND 2,360 billion, of which the total deposit value amounted to more than VND 1,330 billion.

These projects are located in strategic areas with high urbanization rates, where transportation infrastructure and social amenities are being developed in a synchronized manner, providing a solid foundation for future value appreciation. Notably, the New Lifestyle Urban Area – Sunshine Grand Capital is expected to comprise approximately 2,448 shophouses, with a total investment of up to VND 22,531 billion and an expected handover in Q4 2026.

The projects are oriented toward modern urban development standards, aiming to create high-quality living spaces with fully integrated amenities and services, and synchronized technical and social infrastructure, thereby contributing to elevating urban development standards in the capital.

4. Human resource management and employee welfare policies:

In line with market developments and the Company's strategic requirements for the new phase, Sunshine Homes has proactively restructured its organizational model while gradually stabilizing and enhancing the quality of its workforce to meet the strategic direction set forth. Employees are expected to demonstrate higher levels of professionalism, multitasking capability, and proactiveness. Simultaneously, organizational and operational processes have been reviewed and streamlined for greater flexibility and efficiency, alongside strengthened performance monitoring and risk management capabilities, thereby improving overall system effectiveness.

Training and human resource development policies: Sunshine Homes has implemented

coordinated internal training programs on a regular basis, as well as specialized training in specific fields. Employees are also encouraged to participate in external courses and workshops to enhance professional expertise, management skills, and soft skills, meeting the increasing demands of the market. In addition, the Company has established clear career development paths for each position, linked to performance evaluation and succession planning, while strengthening training for middle and senior management to build a competent leadership pipeline, ensuring stable and sustainable long-term development.

Salary, bonus, and welfare policies: Sunshine Homes continues to enhance its compensation system to be competitive, fair, and closely linked to individual and company performance, thereby motivating employees and attracting and retaining high-quality talent. Specifically:

- Developing a competitive salary and bonus system, ensuring internal fairness and alignment with market benchmarks, linked to job performance and business results;
- Applying flexible incentive mechanisms such as performance bonuses, project bonuses, and business bonuses to encourage higher productivity and work efficiency;
- Fully implementing statutory insurance schemes, including social insurance (SI), health insurance (HI), unemployment insurance (UI), and other related benefits;
- Maintaining welfare policies such as company trips, holidays, cultural and team-building activities, and support for employees in difficult circumstances, while fostering a stable working environment that motivates long-term commitment to the Company

II. Business plan of the Board of Management for 2026

1. Key business targets for 2026

Criteria	2026 Plan (billion VND)
Total revenue	500
Profit before tax	4,500

2. Development strategies and solutions to achieve the 2026 business plan

In alignment with the strategic direction of the Board of Directors, the Company will continue to implement operational solutions in 2026 to ensure the achievement of its business plan. Accordingly, the Board of Management will focus on effectively executing the resolutions and directives of the Board of Directors, strengthening internal governance, strictly controlling costs and cash flows, and improving the efficiency of resource utilization. The Company will continue to pursue its development strategy in the mid-, high-, and luxury-end real estate segments in a sustainable manner, with a focus on green and eco-friendly elements, developing an integrated ecosystem of amenities, and enhancing the quality of living experiences for residents.

In addition, the Company will accelerate the application of digital technologies in its business operations and real estate management to optimize operational processes, enhance customer experience, and improve transaction transparency. By leveraging its advantages in land bank, brand, and the Sunshine Group ecosystem, the Company will focus on completing and efficiently developing existing projects, while exploring suitable investment opportunities. Through these efforts, the Company aims to strengthen its financial foundation, improve operational efficiency, and enhance sustainable value creation.

The above constitutes the full report on the business performance of the Board of Management

4495
TY
HÀN
TRẦN
HINE
MES
HÀ

for 2025 and the business plan for 2026.

Respectfully submitted to the General Meeting of Shareholders for consideration and approval. *f. 24/2*

GENERAL DIRECTOR



JUN SUNGBAE





**SUNSHINE HOMES DEVELOPMENT
JOINT STOCK COMPANY**

Reg: 04/2026/SSH/BC-BKS

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Hanoi, April 24, 2026

REPORT
ACTIVITIES OF BOARD OF SUPERVISORS IN 2025
SUNSHINE HOMES DEVELOPMENT JOINT STOCK COMPANY

- Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020 of the National Assembly of the Socialist Republic of Vietnam, effective from January 1, 2021, and its amendments, supplements and implementing regulations;
- Pursuant to the Law on Securities No. 54/2019/QH14, promulgated on November 26, 2019, by the National Assembly of the Socialist Republic of Vietnam, effective from January 1, 2021 and its amendments, supplements and implementing regulations;
- Pursuant to Resolution of the 2025 Annual General Meeting of Shareholders of Sunshine Homes Development Joint Stock Company ("the Company");
- Pursuant to the audited financial statements for 2025 and the actual business operations of the Company.

The Board of Supervisors has performed its duties in accordance with applicable laws and the Company's Charter, and hereby reports to the General Meeting of Shareholders the key contents as follows:

I. Organization and Activities of the Board of Supervisors

1. Organization of the Board of Supervisors

The Board of Supervisors in 2025 comprised 03 members, including 01 Head and 02 members, as follows:

- Mr. Dao Ngoc Tuan Anh – Head of the Board of Supervisors (appointed on April 12, 2025)
- Ms. Nguyen Thi Thu Thuy – Head of the Board of Supervisors (dismissed on April 12, 2025)
- Mr. Tran Dang Khoa – Member of the Board of Supervisors
- Ms. Le Thi Thu Giang – Member of the Board of Supervisors

2. Activities of the Board of Supervisors in 2025

- ❖ The Board of Supervisors carried out inspection and supervision based on the 2025 plan approved by the General Meeting of Shareholders, in line with its resolutions and actual conditions, and in accordance with its rights and obligations under the Law on Enterprises, the Company's Charter, and the Operating Regulations of the Board of Supervisors, focusing on:
 - Representatives of the Board of Supervisors attended meetings of the Board of Directors ("BOD"). At these meetings, they participated in discussions and provided comments and recommendations to the BOD and the Board of Management on matters related to the Company's business operations;
 - The Board of Supervisors conducted inspections and supervision over compliance with



applicable laws and the Company's regulations in the management and operation of the BOD and the General Director;

- Supervising the operations of the BOD, the Board of Management, and the management apparatus in implementing resolutions and decisions of the General Meeting of Shareholders and the BOD;
 - Reviewing the legality and procedures for issuing resolutions and decisions of the BOD and the General Director, ensuring compliance with applicable laws and the Company's regulations;
 - Examining the financial statements to assess the accuracy and fairness of financial data, and their compliance with Vietnamese Accounting Standards, the Vietnamese Accounting System, and relevant legal regulations;
 - Monitoring compliance with information disclosure requirements in accordance with applicable laws;
 - Reviewing and supervising related-party transactions to ensure compliance with Vietnamese accounting standards, the Vietnamese Accounting System, and applicable laws;
 - Performing other duties in accordance with the functions, responsibilities, rights, and obligations of the Board of Supervisors as prescribed by law, the Company's Charter, and resolutions of the General Meeting of Shareholders.
- ❖ In 2025, the Board of Supervisors held 03 meetings, including 02 meetings with full attendance of Board of Supervisors members, to:
- Review the Company's performance based on the 2024 financial statements;
 - Evaluate the business results for the first six months of 2025 and set plans for the remaining six months.

3. Remuneration, Operating Expenses, and Other Benefits of Board of Supervisors

Members of the Board of Supervisors received full remuneration for 2025 in accordance with Resolution No. 01/2025/SSH/NQ-DHDCD dated April 12, 2025, totaling VND 240,000,000, specially:

No.	Full Name	Position	Remuneration (VND)
1	Dao Ngoc Tuan Anh	Head of the Board of Supervisors (Appointed on April 12, 2025)	86,333,333
2	Nguyen Thi Thu Thuy	Head of the Board of Supervisors (Dismissed on April 12, 2025)	33,666,667
3	Tran Dang Khoa	Member	60,000,000
4	Le Thi Thu Giang	Member	60,000,000
Total			240,000,000

- Other expenses: None

4. Coordination with the BOD, Board of Management (“BOM”), and Shareholders

- In 2025, the Board of Supervisors proactively maintained close coordination with the BOD and Board of Management (“BOM”) in performing its assigned functions and duties. The BOD and the BOM created favorable conditions for the Board of Supervisors to fulfill its responsibilities.
- The Board of Supervisors was provided with full information and documents relating to the Company’s operations in accordance with applicable laws, the Law on Enterprises, and the Company’s Charter.
- The Board of Supervisors received complete information regarding BOD meetings and the Company’s business plans for each period, and was invited to attend such meetings. These meetings also provided opportunities for the Board of Supervisors and the BOD to discuss and address key issues related to the Company’s operations.
- The Board of Supervisors, the BOD, and the BOM were always ready to coordinate with shareholders in the spirit of the prevailing Law on Enterprises to address shareholders’ concerns, and to provide maximum support in meeting shareholders’ information needs through disclosure activities, communications, events, or direct provision of information upon request.

II. Supervisory Results over the Board of Directors

- The BOD organized regular and extraordinary meetings in an expanded format, allowing participation from members of the BOM, the Board of Supervisors, and relevant functional departments, in compliance with the Company’s Charter and in strict adherence to the resolutions of the General Meeting of Shareholders.
- The BOD proactively assessed market conditions and, based on the Company’s business performance, issued resolutions and decisions within its authority, in compliance with applicable laws and the Company’s Charter, to provide direction to the BOM.
- In 2025, the BOD held 31 meetings and issued 31 resolutions. All meetings were duly recorded in minutes. The resolutions and decisions of the BOD were issued in accordance with proper procedures, within its authority, and in compliance with applicable legal regulations and the Company’s internal rules.
- During the year, the Board of Supervisors did not receive any complaints or claims related to the governance and management activities of the BOD.

III. Supervisory Results over the Board of Management

- The Board of General Director closely adhered to the objectives and orientations set forth and fully performed the duties assigned by the General Meeting of Shareholders and the BOD.
- The General Director organized regular briefings as well as monthly and quarterly review meetings to comprehensively assess business performance, identify limitations and shortcomings, and implement timely corrective actions.
- The BOM implemented various policies and solutions to manage and operate functional departments in a flexible and efficient manner; adopted measures to increase revenue, optimize costs, and enhance business performance; and gradually improved the Company’s capacity, reputation, and brand, while ensuring capital preservation and

maintaining stable employment and income for employees.

- The BOM issued decisions and submissions within its authority, in compliance with applicable laws and the Company's Charter;
- During the year, the Board of Supervisors did not receive any complaints or claims related to management and operational activities. The BOM conducted the Company's business operations in compliance with applicable laws, the resolutions of the General Meeting of Shareholders, and the resolutions and decisions of the Board of Directors. At the same time, the Board of Supervisors has not received any complaints or claims related to the management activities.

IV. Report on Related-Party Transactions

Report on the assessment of transactions between the Company, its subsidiaries, and companies in which the public company holds more than 50% of the charter capital, with members of the Board of Directors, the General Director, other executives, and their related persons; as well as transactions between the Company and companies in which members of the Board of Directors, the General Director, or other executives are founding members or have acted as managers within the three (03) years prior to the transaction: Details are disclosed in the audited Financial Statements for the year 2025. Such transactions have been reviewed and approved in accordance with applicable laws and the Company's Charter, and have been duly disclosed in compliance with regulations.

V. Supervisory Results on the Company's Operations and Financial Status

1. Preparation and Audit of Financial Statements

- Financial statements were prepared in accordance with Vietnamese Accounting Standards.
- The Company's 2025 financial statements have been audited by Deloitte Vietnam Co., Ltd. After reviewing and assessing the financial statements, the Supervisory Board agrees with Deloitte Vietnam Co., Ltd.'s opinion that "The financial statements fairly and reasonably reflect, in all material respects, the Company's financial position as of December 31, 2025, as well as the results of business operations and cash flow for the fiscal year ending on the same date, in accordance with Vietnamese accounting standards, the Vietnamese corporate accounting system, and relevant legal regulations concerning the preparation and presentation of financial statements.

2. Business Performance

No.	Indicator	2025 Plan (Billion VND)	2025 Actual (Billion VND)	2024 Actual (Billion VND)	2025 Actual/ 2025 Plan	Increase/ Decrease in 2025 actual compared to 2024
		(1)	(2)	(3)	(4)=(2)/(1)	(5)=[(2)- (3)/(3)]
1	Total Revenue	4,000	1,083.51	3,363.53	27.09%	(67.79)%
2	Profit Before Tax	500	(346.76)	1,029.17	(69.35)%	(133.69)%

3. Financial Position as of December 31, 2025

Some key financial indicators for 2025 are as follows:

No.	Indicator	Unit	2025	2024
1	Asset Structure Ratios			
	Short-term assets / Total assets	%	65.39	59.98
	Long-term assets / Total assets	%	34.61	40.02
2	Capital Structure Ratios			
	Liabilities / Total capital	%	49.69	54.71
	Equity / Total capital	%	50.31	45.29
3	Liquidity Ratios			
	Quick ratio = (Cash and cash equivalents + Receivables + Short-term investments) / (Short-term liabilities)	times	2.01	1.72
	Current ratio = Short-term assets / Short-term liabilities	times	2.13	1.90
4	Profitability Ratios			
	Net profit / Net revenue	%	(68.97)	27.85
	Net profit / Equity (ROE)	%	(6.96)	14.38

3.1 Asset Structure

The Company's total assets amounted to VND 12,105 billion, of which short-term assets accounted for 65.39% and long-term assets accounted for 34.61% of total assets.

Total assets decreased by VND 2,256 billion, equivalent to a 15.67% decrease compared to the previous year, mainly due to: a decrease in short-term receivables of VND 470 billion; a decrease in long-term receivables of VND 934 billion; a decrease in long-term financial investments of VND 715 billion; a decrease in inventories of VND 411 billion; and a decrease in long-term work-in-progress assets of VND 157 billion. This was in line with the Company's asset restructuring to better suit its business operations.

3.2 Capital Structure

The Company's total capital amounted to VND 12,139 billion, comprising:

- Total liabilities of VND 6,031 billion, representing 49.69% of total capital
- Total equity of VND 6,108 billion, representing 50.31% of total capital.

3.3 Liquidity

In 2025, the Company maintained sufficient resources to meet its short-term debt obligations, ensuring stable operations and maintaining employees' livelihoods.

3.4 Profitability

- Net profit / Net revenue: (68.97)%
- Net profit / Equity (ROE): (6.96)%

VI. Recommendations and 2026 Operating Plan of the Board of Supervisors

1. Recommendations

- The Board of Supervisors recommends that the Board of Directors and the Board of Management closely monitor market developments and macroeconomic conditions, and develop management and operational scenarios to promptly adapt to ongoing market fluctuations in the Company's business activities.
- Implement construction projects ensuring safety, quality, and timely completion. Effectively carry out acceptance testing, final settlement, and debt collection. Maintain strict control over project cash flow and costs.
- Establish a robust financial control mechanism to optimize cash flow and improve risk management capacity, while maintaining a healthy financial structure to ensure financial stability for the Company and its subsidiaries.

2. 2026 Operating Plan of the Board of Supervisors

- Continue to carry out inspection and supervision activities in accordance with the Operating Regulations of the Board of Supervisors;
- Continue to implement plans approved by the General Meeting of Shareholders and ensure compliance with the Operating Regulations of the Board of Supervisors;
- Strengthen supervision of compliance with applicable laws, regulations, and internal policies in the management and operation of the Company's business activities;
- Review and examine significant and material transactions of the Company;
- Assess and examine periodic financial statements to evaluate the accuracy and fairness of financial data, ensuring compliance with Vietnamese accounting standards, accounting regimes, and prevailing financial regulations;
- Conduct supervision activities at least once every six (06) months and on an extraordinary basis (if any);
- Supervise the Board of Directors and the Board of Management in the implementation of the resolutions of the 2026 General Meeting of Shareholders;
- Perform other duties in accordance with the functions and responsibilities of the Board of Supervisors.

The Board of Supervisors respectfully submits this report to the General Meeting of Shareholders for consideration and approval. *A 28/2*

**O.B. THE BOARD OF SUPERVISORS
HEAD OF THE BOARD**



DAO NGOC TUAN ANH

**SUNSHINE HOMES DEVELOPMENT
JOINT STOCK COMPANY**

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No: 01/SSH/TTr-HĐQT

Hanoi, April 24, 2026

PROPOSAL

(Re: Approval of the Audited Financial Statements for 2025 and the Profit Distribution Plan for 2025)

**To: The General Meeting of Shareholders of Sunshine Homes Development
Joint Stock Company**

- Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020 of the National Assembly of the Socialist Republic of Vietnam, effective from January 1, 2021, and its amendments, supplements and implementing regulations;
- Pursuant to the Law on Securities No. 54/2019/QH14 issued by the National Assembly of the Socialist Republic of Vietnam on November 26, 2019, effective from January 1, 2021, and their implementing and guiding regulations;
- Pursuant to the Charter on the organization and operation of Sunshine Homes Development Joint Stock Company ("Company");
- Pursuant to the 2025 Separate Financial Statements and the 2025 Consolidated Financial Statements of Sunshine Homes Development Joint Stock Company, which were audited by Deloitte Vietnam Audit Company Limited.

The Board of Directors respectfully requests the following matters to the General Shareholders' Meeting for approval:

1. Approval of the 2025 Audited Separate and Consolidated Financial Statements

The Board of Directors respectfully requests to the General Meeting of Shareholders for approval of the 2025 Audited Separate Financial Statements and the 2025 Audited Consolidated Financial Statements of the Company.

The full version of the financial statements has been publicly disclosed in accordance with regulations and is available on the Company's website at the following link: <https://ssh.vn/bao-cai-tai-chinh/>

Below are key financial indicators from the 2025 financial statements:

No.	Indicator	Separate FS (VND)	Consolidated FS (VND)
1	Total assets	5,096,307,360,419	12,139,247,381,785
1.1	Current assets	309,244,817,603	7,938,091,224,415
1.2	Long-term assets	4,787,062,542,816	4,201,156,157,370
2	Total capital	5,096,307,360,419	12,139,247,381,785
2.1	Liabilities	268,733,426,580	6,031,496,887,601
2.2	Equity	4,827,573,933,839	6,107,750,494,184
3	Net revenue	115,920,666,376	597,089,353,633



4	Profit before tax	(103,004,963,898)	(346,764,337,208)
5	Profit after tax	(103,004,963,898)	(411,803,879,830)

* Figures are based on the audited separate and consolidated financial statements for 2025.

2. 2025 Profit Distribution Plan

The Board of Directors respectfully submits to the General Meeting of Shareholders for approval of the 2025 profit distribution plan as follows:

No.	Indicator	Amount (VND)	Note
1	Undistributed profit after tax according to consolidated financial statements as of 31/12/2025	2,740,921,074,336	
2	Undistributed profit after tax according to separate financial statements as of 31/12/2025	1,077,894,442,930	
3	2025 profit distribution plan	243,750,000,000	
3.1	Provision for parent company's funds	0	
	Development investment fund	0	
	Reward and welfare fund	0	
	Executive reward fund	0	
	Social security fund	0	Equivalent to a ratio of 6.5%
3.2	Cash dividend distribution	243,750,000,000	
4	Remaining profit after tax according to separate financial statements after distribution	834,144,442,930	

* Figures are based on the audited separate and consolidated financial statements for 2025.

The General Meeting of Shareholders authorizes the Board of Directors to decide on all matters related to the timing, payment, advance payment, and number of interim dividend payments for 2025 in cash, as deemed appropriate to the Company's conditions and in compliance with applicable laws.

The Board of Directors respectfully submits this for consideration and approval by the General Shareholders' Meeting.

Sincerely,

O.B. THE BOARD OF DIRECTORS
CHAIRMAN



NGUYEN XUAN ANH



No : 02/SSH/ TTr-HĐQT

Hanoi, April ²⁴/₂₀₂₆

PROPOSAL


(Re: Approval of the production and business plan targets for 2026)

**To: The General Meeting of Shareholders of Sunshine Homes Development
Joint Stock Company**

- Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020 of the National Assembly of the Socialist Republic of Vietnam, effective from January 1, 2021, and its amendments, supplements and implementing regulations;
- Pursuant to the Law on Securities No. 54/2019/QH14 issued by the National Assembly of the Socialist Republic of Vietnam on November 26, 2019, effective from January 1, 2021, and their implementing and guiding regulations;
- Pursuant to the Charter on the organization and operation of Sunshine Homes Development Joint Stock Company ("Company").

Based on the Company's actual business performance, The Board of Directors respectfully submits to the General Meeting of Shareholders the business and production plan for 2026 as follows:

Indicator	Unit	2026 Target
Total Revenue	Billion VND	500
Profit Before Tax	Billion VND	4,500

The Board of Directors respectfully submits this to the General Meeting of Shareholders for consideration and approval.
Sincerely, 

O.B. THE BOARD OF DIRECTORS 
CHAIRMAN



NGUYEN XUAN ANH

No : 03/SSH/ TTr-HDQT

Hanoi, April 24, 2026

PROPOSAL

*(Re: Approval of the Remuneration and Bonus Plan for the Board of Directors
and the Board of Supervisors for 2026)*

**To: The General Meeting of Shareholders of Sunshine Homes Development
Joint Stock Company**

- Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020 of the National Assembly of the Socialist Republic of Vietnam, effective from January 1, 2021, and its amendments, supplements and implementing regulations;
- Pursuant to the Law on Securities No. 54/2019/QH14 issued by the National Assembly of the Socialist Republic of Vietnam on November 26, 2019, effective from January 1, 2021, and their implementing and guiding regulations;
- Pursuant to the Charter on the organization and operation of Sunshine Homes Development Joint Stock Company ("Company").

The Board of Directors of Sunshine Homes Development Joint Stock Company respectfully submits to the General Meeting of Shareholders for approval the remuneration and bonus plan for the Board of Directors and the Board of Supervisors for 2026, as follows:

1. Remuneration for the Board of Directors

Position	2026 Remuneration Plan
Chairman of the Board of Directors	20,000,000 VND/month
Member of the Board of Directors	10,000,000 VND/person/month

2. Remuneration for the Board of Supervisors

Position	2026 Remuneration Plan
Head of the Board of Supervisors	10,000,000 VND/month
Member of the Board of Supervisors	5,000,000 VND/person/month

3. Payment method for Salaries, Remuneration, and Bonuses:

Payments will be made on a monthly, quarterly, or annual basis at the end of the financial year. The Board of Directors and the Supervisory Board will report on the payment status at the 2027 Annual General Meeting of Shareholders.

The Board of Directors respectfully submits this proposal for consideration and approval by the General Meeting of Shareholders.

Sincerely,

O.B. THE BOARD OF DIRECTORS

CHAIRMAN

NGUYEN XUAN ANH



**SUNSHINE HOMES DEVELOPMENT
JOINT STOCK COMPANY**

No: 04/SSH/TT-HDQT

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Hanoi, April 24, 2026

PROPOSAL

(Re: Approval of the Selection of the Auditing Firm for the 2026 Financial Statements)

**To: The General Meeting of Shareholders of Sunshine Homes Development
Joint Stock Company**

- Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020 of the National Assembly of the Socialist Republic of Vietnam, effective from January 1, 2021, and its amendments, supplements and implementing regulations;
- Pursuant to the Law on Securities No. 54/2019/QH14 issued by the National Assembly of the Socialist Republic of Vietnam on November 26, 2019, effective from January 1, 2021, and their implementing and guiding regulations;
- Pursuant to the Charter on the organization and operation of Sunshine Homes Development Joint Stock Company ("Company").

The Board of Supervisors respectfully submits for approval by the General Meeting of Shareholders the following matters:

1. Approval for the selection of one of the following auditing firms as the independent auditor to audit/review the Financial Statements for the Fiscal Year 2026 in Accordance with Legal Regulations. The list is as follows:

- Deloitte Vietnam Audit Company Limited.
- Ernst & Young Vietnam Limited.
- KPMG Limited.
- PwC (Vietnam) Limited.
- Other audit firms approved by the State Securities Commission of Vietnam to audit public interest entities.

2. Authorization for the Company's Legal Representative to negotiate, execute contracts, documents, and necessary procedures to finalize the selection of one of the aforementioned audit firms to audit/review the Company's financial statements for the fiscal year 2026.

The Board of Supervisors respectfully submits this proposal for consideration and approval by the General Meeting of Shareholders.

Sincerely,

**O.B. THE BOARD OF SUPERVISORS
HEAD OF THE BOARD**

DAO NGOC TUAN ANH

No : 05/SSH/ TTr-HDQT

Hanoi, April 21, 2026

PROPOSAL

(Re: Dismissal and additional election of members of the Board of Directors)

**To: The General Meeting of Shareholders of Sunshine Homes Development
Joint Stock Company**

- Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020 of the National Assembly of the Socialist Republic of Vietnam, effective from January 1, 2021, and its amendments, supplements and implementing regulations;
- Pursuant to the Law on Securities No. 54/2019/QH14 issued by the National Assembly of the Socialist Republic of Vietnam on November 26, 2019, effective from January 1, 2021, and their implementing and guiding regulations;
- Pursuant to the Charter on the organization and operation of Sunshine Homes Development Joint Stock Company ("Company");
- Pursuant to the resignation letter of Mr. Nguyen Nam Viet dated March 20, 2026;
- Pursuant to the resignation letter of Mr. Nguyen Viet Hai dated March 20, 2026

The Board of Directors ("BOD") of Sunshine Homes Development Joint Stock Company respectfully submits to the General Meeting of Shareholders for consideration and approval the following matters:

1. Approval of the dismissal of Mr. Nguyen Nam Viet from the position of Member of the Board of Directors and Mr. Nguyen Viet Hai from the position of Independent Member of the Board of Directors, effective from the date of approval by the General Meeting of Shareholders.
2. Election of two (02) additional members to the Board of Directors, including one (01) Independent Member of the Board of Directors, for the term of 2026 – 2031.

The eligibility criteria for members of the Board of Directors and Independent Members of the Board of Directors shall comply with applicable laws and regulations, as detailed in the announcement regarding nomination and self-nomination issued by the Board of Directors.

The Board of Directors respectfully submits this proposal for consideration and approval by the General Meeting of Shareholders. *+ 26/4*
Sincerely,

O.B. THE BOARD OF DIRECTORS
CHAIRMAN



NGUYEN XUAN ANH

PROPOSAL

(Re: Dismissal and additional election of members of the Board of Supervisors)

**To: The General Meeting of Shareholders of Sunshine Homes Development
Joint Stock Company**

- Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020 of the National Assembly of the Socialist Republic of Vietnam, effective from January 1, 2021, and its amendments, supplements and implementing regulations;
- Pursuant to the Law on Securities No. 54/2019/QH14 issued by the National Assembly of the Socialist Republic of Vietnam on November 26, 2019, effective from January 1, 2021, and their implementing and guiding regulations;
- Pursuant to the Law on Securities No. 54/2019/QH14 issued by the National Assembly of the Socialist Republic of Vietnam on November 26, 2019, effective from January 1, 2021, and its guiding documents;
- Pursuant to the Charter on the organization and operation of Sunshine Homes Development Joint Stock Company ("Company");
- Pursuant to the resignation letter of Mr. Tran Dang Khoa dated March 20, 2026

The Board of Directors of Sunshine Homes Development Joint Stock Company respectfully submits to the General Meeting of Shareholders for consideration and approval the following matters:

1. Approval of the dismissal of Mr. Tran Dang Khoa from the position of Member of the Board of Supervisors, effective from the date of approval by the General Meeting of Shareholders.
2. Election of one (01) additional member to the Board of Supervisors for the term of 2026 – 2031.

The eligibility criteria for Board of Supervisors members shall comply with applicable laws and regulations, as detailed in the announcement on nomination and self-nomination issued by the Board of Supervisors.

The Board of Directors respectfully submits this proposal to the General Meeting of Shareholders for consideration and approval.

Sincerely,

**O.B. THE BOARD OF DIRECTORS
CHAIRMAN**



NGUYEN XUAN ANH



**SUNSHINE HOMES DEVELOPMENT
JOINT STOCK COMPANY**

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No : 07/SSH/ TTr-HĐQT

Hanoi, April 24, 2026

PROPOSAL

(Re: Proposal for approval of amendments to the Company's business lines)

**To: The General Meeting of Shareholders of Sunshine Homes Development
Joint Stock Company**

- Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020 of the National Assembly of the Socialist Republic of Vietnam, effective from January 1, 2021, and its amendments, supplements and implementing regulations;
- Pursuant to the Law on Securities No. 54/2019/QH14 issued by the National Assembly of the Socialist Republic of Vietnam on November 26, 2019, effective from January 1, 2021, and their implementing and guiding regulations;
- Pursuant to the Law on Securities No. 54/2019/QH14 issued by the National Assembly of the Socialist Republic of Vietnam on November 26, 2019, effective from January 1, 2021, and its guiding documents;
- Pursuant to the Charter on the organization and operation of Sunshine Homes Development Joint Stock Company ("Company").

Based on the provisions of applicable laws and the business and operational needs of Sunshine Homes Development Joint Stock Company, the Board of Directors respectfully submits to the General Meeting of Shareholders for consideration and approval the amendment of the Company's detailed business lines and sectors, as follows:

1. Removal of the following business lines:

No.	Business line to be removed	Industry code	Note
1	Real estate consultancy, brokerage, auction of real estate, and auction of land use rights	6820	In compliance with Decision No. 36/2025/QĐ-TTg promulgating the Vietnam Standard Industrial Classification, approved by the Prime Minister on September 29, 2025, effective from November 15, 2025
2	Wholesale of metals and metal ores	4662	
3	Short-stay accommodation services	5510	
4	Wholesale of other construction materials and installation equipment	4663	
5	Management consulting activities	7020	



2. Addition of the following business lines

No.	Business line to be removed	Industry code	Note
1	Other short-stay accommodation services <i>Details:</i> - Villas or apartments providing short-term accommodation services; - Guesthouses and lodges providing short-term accommodation services	5520	In compliance with Decision No. 36/2025/QĐ-TTg promulgating the Vietnam Standard Industrial Classification, approved by the Prime Minister on September 29, 2025, effective from November 15, 2025
2	Hotels and similar accommodation services	5510	
3	Intermediary services for real estate activities <i>(Excluding real estate exchanges)</i>	6821	
4	Other real estate activities on a fee or contract basis <i>Details: Real estate consultancy services, real estate management services (excluding real estate auction and legal consultancy in real estate)</i>	6829	
5	Wholesale of metals and metal ores <i>(Excluding precious metals)</i>	4672	
6	Wholesale of other construction materials and installation equipment	4673	
7	Business management consulting activities and other management consulting activities <i>(Excluding financial, accounting, and legal consulting)</i>	7020	

3. Amendment of the Company's Charter

Amend Article 3.3 on the Company's registered head office as follows: Floor 9, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi, Vietnam.

Amend Article 5.1 on the Company's business lines in the Charter to align with the amended and supplemented business lines specified in Section 1 above.

4. Implementation:

- a. Authorization to the Board of Directors to perform the following tasks:
 - Decide on any adjustments or amendments to the detailed business lines approved by the General Meeting of Shareholders in the above proposal in accordance with the requirements of the business registration authority and applicable laws.

- b. Authorization to the legal representative of the Company to, based on actual conditions, implement the following tasks:
- Register and notify changes to the Company's registered business lines with the business registration authority;
 - Decide on and carry out other necessary tasks to complete the contents approved under this Proposal;
 - The legal representative of the Company is entitled to re-authorize other organizations/individuals to perform the tasks within the scope of authorization under this section

The Board of Directors respectfully submits to the General Meeting of Shareholders for consideration and approval.

Sincerely,

O.B. THE BOARD OF DIRECTORS
CHAIRMAN



NGUYEN XUAN ANH

No : 08/SSH/ TTr-HĐQT

Hanoi, April 24, 2026

PROPOSAL

(Re: Approval in principle of transactions between the Company and related parties)

**To: The General Meeting of Shareholders of Sunshine Homes Development
Joint Stock Company**

- Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020 of the National Assembly of the Socialist Republic of Vietnam, effective from January 1, 2021, and its amendments, supplements and implementing regulations;
- Pursuant to the Law on Securities No. 54/2019/QH14 issued by the National Assembly of the Socialist Republic of Vietnam on November 26, 2019, effective from January 1, 2021, and their implementing and guiding regulations;
- Pursuant to the Law on Securities No. 54/2019/QH14 issued by the National Assembly of the Socialist Republic of Vietnam on November 26, 2019, effective from January 1, 2021, and its guiding documents;
- Pursuant to Circular No. 19/2025/TT-BTC dated May 5, 2025 of the Ministry of Finance;
- Pursuant to the Charter on the organization and operation of Sunshine Homes Development Joint Stock Company ("Company").

In order to ensure timeliness and efficiency in the Company's ordinary course of business operations, given that the Company has multiple subsidiaries, member companies, affiliated companies, and regular partners that play complementary and supportive roles in the overall business activities of the Group, the Board of Directors (the "BOD") respectfully submits to the General Meeting of Shareholders (the "GMS") for consideration and approval in principle the transactions with related parties having a value equal to or exceeding 35%, or transactions that result in the aggregate value of transactions with a related party within a period of twelve (12) months from the date of the first transaction reaching 35% or more of the total assets of the Company as recorded in the most recent audited annual financial statements or the most recent reviewed semi-annual financial statements. Details are as follows:

1. Counterparties:

- Subsidiaries and affiliated companies of the Company;
- Organizations (companies) that are related parties of major shareholders of the Company, or authorized representatives of institutional shareholders holding more than 10% of the total ordinary shares of the Company;
- Organizations (companies) that are related parties of members of the Board of Directors, the Board of Management, and other internal persons of the Company.


2. Contents of contracts and transactions:

- Contracts for the purchase/sale/transfer/receipt of transfer of shares or capital contributions;



- Operation service contracts/business cooperation contracts/service provision contracts/construction and contracting agreements/office lease agreements/sale and purchase agreements and other contracts and transactions with related parties for the purpose of supporting the Company's business operations;
 - Loan/borrowing/guarantee agreements.
3. **Transaction value:** the value shall be determined from time to time and on a per-contract basis.
4. **Effective period:** applicable to contracts and transactions arising during the period from the day after the 2026 Annual General Meeting of Shareholders to the day before the 2027 Annual General Meeting of Shareholders.

Authorization: To assign/authorize the Board of Directors/the General Director of the Company, on a case-by-case basis, to decide on the detailed terms of each transaction, and to negotiate, execute and implement contracts, agreements and relevant documents, including any amendments, supplements, termination or replacement of such transactions (if any).

The Board of Directors respectfully submits this proposal to the General Meeting of Shareholders for consideration and approval. 

Sincerely,

O.B. THE BOARD OF DIRECTORS 
CHAIRMAN



NGUYEN XUAN ANH



No : 09/SSH/ TTr-HĐQT

Hanoi, April 24, 2026

PROPOSAL

(Re: Report on the Company no longer meeting the conditions to remain a public company)

**To: The General Meeting of Shareholders of Sunshine Homes Development
Joint Stock Company**

- Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020 of the National Assembly of the Socialist Republic of Vietnam, effective from January 1, 2021, and its amendments, supplements and implementing regulations;
- Pursuant to the Law on Securities No. 54/2019/QH14 issued by the National Assembly of the Socialist Republic of Vietnam on November 26, 2019, effective from January 1, 2021, and their implementing and guiding regulations;
- Pursuant to the Law on Securities No. 54/2019/QH14 issued by the National Assembly of the Socialist Republic of Vietnam on November 26, 2019, effective from January 1, 2021, and its guiding documents;
- Pursuant to Circular No. 19/2025/TT-BTC dated May 5, 2025 of the Ministry of Finance;
- Pursuant to the Charter on the organization and operation of Sunshine Homes Development Joint Stock Company ("Company").

The Board of Directors respectfully submits to the General Meeting of Shareholders the following matters:

Pursuant to Official Letter No. 5712/UBCK-QLCB dated September 29, 2025 issued by the State Securities Commission regarding the report on the results of the share issuance for the public tender offer of shares of Sunshine Homes Development Joint Stock Company, and the consolidated list of securities holders prepared by the Vietnam Securities Depository and Clearing Corporation dated October 24, 2025 (record date: October 22, 2025), the Company submitted reports to the State Securities Commission and the Hanoi Stock Exchange and disclosed information on October 24, 2025 that it no longer satisfies the conditions for being a public company. Accordingly:

- As of October 22, 2025 (the record date), the total number of shareholders of the Company was 122; among them, there was 01 (one) major shareholder holding 99.96% of the total voting shares of the Company;
- The remaining 121 (one hundred and twenty-one) shareholders held 0.04% of the total voting shares of the Company.

Based on the above information and pursuant to Point a, Clause 1, Article 32 of the Law on Securities No. 54/2019/QH14, as amended by Point a, Clause 11, Article 1 of the Law amending the Law on Securities, the Law on Accounting, the Law on Independent Audit, the Law on State Budget, the Law on Management and Use of Public Assets, the Law on Tax Administration, the Law on Personal Income Tax, the Law on National Reserves, and the Law on Handling of Administrative Violations 2024 No. 56/2024/QH15, the Company does not meet the conditions



for being a public company, specifically: *it fail to satisfy the requirement that at least 10% of the voting shares be held by at least 100 investors who are not major shareholders.*

Pursuant to the consolidated list of securities holders entitled to attend the 2026 Annual General Meeting of Shareholders (the "AGM") as of April 16, 2026 (record date), the shareholder structure of the Company is as follows:

- The Company has 133 shareholders; among them, there is 01 (one) major shareholder holding 99.96% of the total voting shares of the Company;
- The remaining 132 (one hundred and thirty-two) shareholders hold 0.04% of the total voting shares of the Company.

Accordingly, as of the date of preparation of the list of shareholders entitled to attend the 2026 Annual General Meeting of Shareholders, the Company's shareholder structure still does not satisfy the conditions of a public company under Point a, Clause 1, Article 32 of the Law on Securities and relevant regulations.

To ensure full compliance with applicable laws and to promptly implement the necessary procedures, the Board of Directors respectfully requests the General Meeting of Shareholders to consider and approve the authorization for the Board of Directors to carry out all necessary tasks and procedures related to reporting the Company's ineligibility as a public company and related matters, including but not limited to: (1) reporting/registration for deregistration of public company status, delisting from securities trading, deregistration of securities; (2) working with competent state authorities, the Stock Exchange, the Vietnam Securities Depository and Clearing Corporation, and relevant organizations; (3) deciding and selecting the appropriate timing in line with the Company's operations and legal regulations; (4) signing and issuing documents and organizing the implementation of administrative procedures; and (5) performing all other related tasks in accordance with applicable laws. The Board of Directors is authorized to further delegate such powers to the Chairman of the Board of Directors and/or the General Director

The Board of Directors respectfully submits to the General Meeting of Shareholders for consideration and approval. *f. ven*
Sincerely,

O.B. THE BOARD OF DIRECTORS
CHAIRMAN



NGUYEN XUAN ANH





**SUNSHINE HOMES DEVELOPMENT
JOINT STOCK COMPANY**

No: 07/2026/SSH/NQ-ĐHĐCĐ

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Hanoi, May 16, 2026

DRAFT

RESOLUTION

2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS SUNSHINE HOMES DEVELOPMENT JOINT STOCK COMPANY

- Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020 of the National Assembly of the Socialist Republic of Vietnam, effective from January 1, 2021, and its amendments, supplements and implementing regulations;
- Pursuant to the Charter on the organization and operation of Sunshine Homes Development Joint Stock Company ("Company");
- Pursuant to the Minutes of the General Meeting of Shareholders of the Company dated May 16, 2026.

RESOLUTION

Article 1. Approval of the Report on the Activities of the Board of Directors (Report No. 01/SSH/BC-HĐQT dated April 24, 2026 of the Board of Directors).

Article 2. Approval of the Report on the Activities of the independent member of the Board of Directors for 2025 (Report No. 03/SSH/BC-TVĐLHĐQT dated April 24, 2026 of the Independent member of the Board of Directors).

Article 3. Approval of the Report on the Activities of the Board of Management regarding the 2025 business performance and the 2026 business plan (Report No. 02/SSH/BC-BĐH dated April 24, 2026 of the Board of Management).

Article 4. Approval of the Report on the Activities of the Board of Supervisors (Report No. 04/SSH/BC-BKS dated April 24, 2026 of the Board of Supervisors).

Article 5. Approval of the 2025 Audited Financial Statements and the 2025 Profit Distribution Plan (as presented in Proposal No. 01/SSH/TTr-HĐQT dated April 24, 2026 of the Board of Directors).

Article 6. Approval of the targets of 2026 Business Plan (as presented in Proposal No. 02/SSH/TTr-HĐQT dated April 24, 2026 of the Board of Directors).

Article 7. Approval of the Remuneration and Bonus Plan for the Board of Directors and the Board of Supervisors in 2026. (as presented in Proposal No. 03/SSH/TTr-HĐQT dated April 24, 2026 of the Board of Directors).



Article 8. Approval of the Selection of the Audit Firm for the 2026 Financial Statements (as presented in Proposal No. 04/SSH/TTr-BKS dated April 24, 2026 of the Board of Supervisors).

Article 9. Approval of the dismissal and additional election of members to the Board of Directors (as presented in Proposal No. 05/SSH/TTr-HĐQT dated April 24, 2026 of the Board of Directors).

Article 10. Approval of dismissal and additional election of members to the Board of Supervisors (as presented in Proposal No. 06/SSH/TTr-HĐQT dated April 24, 2026 of the Board of Directors).

Article 11. Approval of amendments to detailed business lines (as presented in Proposal No. 07/SSH/TTr-HĐQT dated April 24, 2026 of the Board of Directors).

Article 12. Approval in principle of transactions between the Company and related parties (as presented in Proposal No. 08/SSH/TTr-HĐQT dated April 24, 2026 of the Board of Directors).

Article 13. Approval of the Report on the Company no longer meeting the conditions of a public company (as presented in Proposal No. 09/SSH/TTr-HĐQT dated April 24, 2026 of the Board of Directors).

Article 14. The General Meeting of Shareholders assigns the Board of Directors and the General Director of the Company the responsibility to monitor, oversee, and implement this Resolution in compliance with the Law and the Company's Charter.

The General Meeting of Shareholders assigns the Board of Supervisors to monitor and inspect the activities of the Board of Directors and the General Director in implementing this Resolution in accordance with the Law and the Company's Charter.

The Board of Directors, the Board of Supervisors, the General Director, relevant Departments, Units, and individuals within the Company shall be responsible for executing this Resolution.

This Resolution takes effect from the date of signing and has been approved in full by the General Meeting of Shareholders at the 2026 Annual General Meeting of Shareholders.

Receiving places:

- Website and Information

Disclosure;

- Board of Directors, Board of Supervisory;

- Office records.

**O.B. THE BOARD OF DIRECTORS
CHAIRMAN**

NGUYEN XUAN ANH



DRAFT

Hanoi, April 24, 2026.

REGULATION ON THE ORGANIZATION AND OPERATION OF THE 2026 ANNUAL GENERAL MEETING OF SHAREHOLDERS HELD IN ONLINE MEETING FORM

Objectives of this Regulation:

- To ensure the principles of transparency, fairness and democracy;
- To facilitate the organization and conduct of the General Meeting of Shareholders in accordance with the Meeting Agenda, the Charter of Sunshine Homes Development Joint Stock Company ("SSH") and applicable laws;
- To create favorable conditions for all shareholders to attend, discuss and vote on matters of the General Meeting of Shareholders from different locations.

CHAPTER I. GENERAL PROVISIONS

Article 1. Subjects of applicable

All shareholders, duly authorized representatives of shareholders, and invited guests attending the General Meeting of Shareholders of SSH must comply with the provisions of this Regulation, the Charter of SSH, and applicable laws.

Article 2. Scope of Application

This Regulation is applied to organize the 2026 Annual General Meeting of Shareholders ("AGM") of SSH in an online meeting format and governs the electronic voting method of shareholders at the online AGM.

Article 3. Interpretation of Terms

In this Regulation, the following terms shall be construed as follows:

1. **Shareholder:** A person owning at least one share of SSH whose name appears on the list of shareholders entitled to attend the AGM as of April 16, 2026, provided by the Vietnam Securities Depository and Clearing Corporation (VSDC), or a person duly authorized in writing by such shareholder.
2. **Online General Meeting:** An online form of organizing the General Meeting of Shareholders in which shareholders participate via the Internet and/or information technology applications to exercise their rights of discussion and voting. Accordingly, participants at different locations may follow the meeting and exercise their shareholder rights. The online AGM has the same legal validity as a physical AGM. Electronic voting has the same legal validity as voting directly or through written ballots.
3. **Venue of the Online Meeting:** Includes the main venue and other locations. The main venue is where the Chairperson presides over the meeting. Other locations are places where

shareholders log in to the EzGSM System using access accounts provided by SSH to attend the online meeting.

4. **Electronic Voting:** The method by which shareholders cast votes and conduct elections via the EzGSM System in accordance with this Regulation.
5. **Electronic Means:** Means operating based on electrical, electronic, digital, magnetic, wireless transmission, optical, electromagnetic or similar technologies.
6. **Online Meeting Registration:** The process whereby shareholders use login credentials to access the system and register to attend the online AGM in accordance with this Regulation and SSH instructions.
7. **Login Credentials:** Including Username and Password provided by SSH to each shareholder in the meeting invitation. Shareholders are responsible for safeguarding their login credentials and identification information to ensure that only they can access the system and cast votes.
8. **Session:** The period from the time a shareholder successfully logs into the System until: (i) the shareholder logs out; (ii) the shareholder logs in on another device; (iii) the online meeting ends; (iv) the shareholder closes the System.
9. **System:** The technical infrastructure used to organize and operate the online AGM and electronic voting.
10. **System Opening Time:** The time when shareholders can access the system to read documents, register attendance and vote on meeting matters. The System will be closed according to the announcement of the Chairperson or the Organizing Committee.

CHAPTER II. CONTENT OF THE REGULATION

Article 4. Conditions and Procedures for Conducting the Online Meeting

1. The Board of Directors is responsible for convening the online AGM in accordance with the SSH Charter and applicable laws.
2. Shareholders registering to attend the meeting according to this Regulation form the basis for determining the attendance ratio required to conduct the meeting.
3. The meeting shall be conducted when shareholders representing more than 50% of the total voting shares attend. At the opening of the meeting, the number of attending shareholders shall be determined in accordance with Article 3. The voting system will be activated at 08:30 AM, Friday, May 15, 2026. Shareholders may log in to the system to register attendance from this time. The meeting will be broadcast live in accordance with the Meeting Invitation.

If the quorum is not met, within 30 minutes from the scheduled opening time, the convener shall cancel the meeting. The meeting shall then be reconvened in accordance with the Company Charter and Article 145 of the Law on Enterprises.

4. The system for organizing the online meeting and electronic voting must ensure:
 - Stable and secure operation to meet shareholder access demands;
 - The main venue must ensure adequate sound, lighting, internet connection, power supply and electronic equipment;
 - Information security and confidentiality of login credentials in accordance with the Law on Cyber Information Security;
 - Electronic data of the meeting must be properly recorded, stored and used in accordance with regulations.

Article 5. Eligibility to Attend the Meeting

All SSH shareholders listed as of April 16, 2026 by the Vietnam Securities Depository and Clearing Corporation are entitled to attend the meeting. Shareholders may attend online and vote electronically or authorize a representative to attend.

Article 6. Invited Participants at the Main Venue

Including: Management personnel of SSH, Supervisory Board, Chief Accountant, Representatives of the auditing firm (if any).

Article 7. Rights and Obligations of Shareholders

- To attend the General Meeting of Shareholders online and vote on all matters of the Meeting, or authorize another person by a Power of Attorney to attend and vote on their behalf at the Meeting in accordance with the Charter of SSH, this Regulation and the instructions published on the Company's website: <https://ssh.vn/dai-hoi-dong-co-dong/>.
- Shareholders or their authorized representatives have the right to express opinions and participate in discussions at the Meeting in accordance with the provisions of Article 15 of this Regulation.
- To comply with the direction of the Presidium and not to cause disturbances or disrupt the order of the Meeting.
- Shareholders must register accurate mobile phone numbers, contact addresses and email addresses so that the Organizing Committee can send the meeting invitation and/or instructions for registering to attend the online Meeting and for electronic voting. Shareholders shall bear full responsibility for the accuracy of the information provided. In case any adjustment or further guidance is required, shareholders shall contact the Organizing Committee via the telephone number stated in the Meeting Invitation/Notice of Meeting.
- Shareholders must prepare and use appropriate online meeting devices with internet connection to ensure they are able to follow the proceedings of the online Meeting.
- All electronic voting results of shareholders shall be deemed to represent the will of the shareholders. Voting results via electronic means shall have full legal validity equivalent to voting at a physical meeting.
- Shareholders shall use the login credentials provided by SSH to access the system, attend the Meeting and cast electronic votes on all matters submitted to the Meeting. Shareholders shall bear responsibility and shall not lodge complaints in the event they log out of the system for any reason or allow others to use their login credentials to access the System during the Meeting, from the time the System opens for registration, discussion and voting until the System is closed.
- Shareholders are responsible for safeguarding their login credentials to ensure that only they are entitled to access the system and cast electronic votes. SSH shall provide maximum support to ensure shareholders can attend and vote at the General Meeting of Shareholders but shall not be responsible for any issues arising from the loss of login credentials. In case of authorization to attend the Meeting, both the shareholder and the authorized representative shall be responsible for the authorization and the electronic voting results made through the issued login credentials.

- In the event that a shareholder has registered to attend the online Meeting but cannot remain present for the entire Meeting, the shareholder may cast votes on the matters submitted for approval before logging out of the System.

Article 8. Organizing Committee of the General Meeting

1. The Organizing Committee of the General Meeting is established by the Board of Directors. The number of members and the composition of the Organizing Committee shall be decided by the Board of Directors.
2. The Organizing Committee shall have the following responsibilities:
 - a. To perform tasks in accordance with the provisions of this Regulation.
 - b. To provide guidance and act as the focal point for responding to shareholders' inquiries regarding registration for attending the online General Meeting and electronic voting.
 - c. To prepare electronic facilities and physical infrastructure necessary for organizing the online General Meeting and electronic voting.
 - d. To perform other tasks as assigned by the Board of Directors.

Article 9. Shareholder Eligibility Verification Committee

1. The Shareholder Eligibility Verification Committee acts as an assisting body to the Organizing Committee of the General Meeting. The Committee shall consist of 02 members, including 01 Head and 01 member.
2. The Shareholder Eligibility Verification Committee shall have the following responsibilities:
 - a. To verify and confirm the eligibility of shareholders registering to attend the online General Meeting in accordance with applicable laws, the Charter of SSH and this Regulation.
 - b. To report to the online General Meeting on the ratio of shareholders attending the Meeting.
3. Verification method: The Shareholder Eligibility Verification Committee shall rely on the login information from shareholders' accounts as recorded in the System as the basis for determining the number of shareholders attending the online General Meeting.

Article 10. Presidium

1. The Presidium shall consist of from 03 to 05 members. The Chairman of the Board of Directors shall act as the Chairperson of the Meeting.
2. Responsibilities of the Presidium:
 - To conduct and preside over the online General Meeting in accordance with this Regulation and the meeting agenda approved by the General Meeting of Shareholders;
 - The Chairperson shall work in accordance with the principle of democratic centralism and decisions shall be made based on the majority;
 - To guide the Meeting in discussing and voting on matters included in the agenda of the Meeting and other related matters during the course of the Meeting.
3. Rights of the Presidium:
 - The Presidium shall have the right to take actions deemed necessary to conduct the online General Meeting in a lawful and orderly manner, in accordance with the approved agenda and reflecting the will of the majority of shareholders attending and voting at the Meeting;

- Decisions of the Presidium regarding procedures, formalities or matters arising outside the agenda of the online General Meeting shall be final.

Article 11. Secretariat

The Chairperson shall appoint one or more persons to act as the Secretariat of the Meeting. The Secretariat shall perform the following duties:

- a. To collect and compile shareholders' opinions during the online General Meeting and submit them to the Presidium.
- b. To fully and accurately record the entire proceedings of the online General Meeting and the matters that have been approved by the shareholders or noted at the Meeting.
- c. To draft the Minutes of the Meeting and the Resolution of the General Meeting of Shareholders for approval by the Meeting before its closing.
- d. To perform other tasks as assigned by the Chairperson.

Article 12. Vote Counting Committee

The Chairperson shall introduce the members of the Vote Counting Committee for approval by the General Meeting of Shareholders. The Vote Counting Committee shall have the following rights and obligations:

1. To guide shareholders on the procedures for voting and election at the online General Meeting.
2. To conduct the counting of votes for resolutions and elections.
3. To prepare and announce the Minutes of Vote Counting for voting and elections before the General Meeting of Shareholders.
4. To review and report to the General Meeting any violations of voting procedures or complaints regarding the vote counting results.

Article 13. Registration for Attending the Online General Meeting (Check-in)

1. Each shareholder listed in the list of shareholders entitled to attend the 2026 Annual General Meeting of Shareholders of SSH shall be provided with one (01) and only one (01) login username and password to attend the online General Meeting of Shareholders and to cast electronic votes. Upon receiving the meeting invitation containing information related to system login and other identification factors, shareholders shall be responsible for safeguarding such information to ensure that only the shareholders themselves have the right to access the system and cast votes. Shareholders must also prepare appropriate devices and Internet connection to access and use the online General Meeting software in accordance with the instructions provided by SSH. SSH shall provide maximum support to ensure shareholders can attend and vote at the General Meeting of Shareholders according to the general agenda; however, SSH shall not be responsible for any issues arising from shareholders losing their login credentials or access errors caused by the shareholders' own devices or Internet connection.
2. Shareholders are obligated to provide personal information and contact details to SSH in accordance with regulations. For the purpose of protecting shareholders' personal data, SSH may request shareholders to reconfirm personal information, including at least: Citizen Identification Number (ID number), mobile phone number, email address, and contact address. SSH may send login usernames and passwords for attending and voting at the Meeting via email or other means according to the shareholders' registered information.

3. SSH recommends that upon receiving login credentials, including at least the username and password, shareholders should access the system and change their password to ensure information security.
4. The voting system will be activated from 08:30 AM on Friday, May 15, 2026. From that time, shareholders may log in to the system to register attendance and conduct online voting. A shareholder shall be deemed to have attended the General Meeting of Shareholders online only after successfully confirming attendance on the system and receiving confirmation from the online system that the meeting registration has been successfully completed. The system's recorded data shall serve as the basis for determining the ratio of attending shareholders to ensure that the Meeting is lawful, valid, and eligible to proceed.
5. Shareholders or their authorized representatives who register to attend the online Meeting after the Meeting has commenced may still register and exercise voting rights upon completion of registration. The Chairperson shall not be responsible for suspending the Meeting, and the validity of voting rounds conducted prior to such registration shall not be affected.
6. Shareholders may authorize another person to attend the Meeting, and such authorization must be made in written form in accordance with the Company's Charter and the Law on Enterprises. Accordingly, an individual shareholder may authorize only one (01) individual to represent the shares owned and attend and vote at the Meeting on their behalf. An organizational shareholder may authorize up to three (03) representatives to represent the shares owned and attend and vote at the Meeting. In the case of an authorized representative who is not a shareholder of SSH, after SSH receives the valid written authorization from both the authorizing party and the authorized party, SSH shall provide login credentials to the authorized representative so that such representative may exercise the rights and obligations as authorized. SSH shall provide login credentials to the authorized representative via email or other means according to the shareholder's registered information. Shareholders shall bear full responsibility for the authorization information submitted to SSH.
7. Shareholders may revoke an authorization previously granted but must submit an official written request for revocation to the Company before the opening of the Meeting. Such revocation shall not be effective if the authorized representative has already confirmed attendance at the online General Meeting and has cast votes or participated in elections on any matter included in the agenda of the General Meeting of Shareholders.

Article 14. Meeting Agenda

1. The meeting agenda and contents must be approved by the General Meeting of Shareholders at the opening session. The agenda must clearly and specifically specify the time allocated for each matter included in the meeting agenda.
2. A shareholder or group of shareholders as stipulated in Clause 2, Article 115 of the Law on Enterprises 2020 and the Company's Charter shall have the right to propose additional matters to be included in the agenda of the General Meeting of Shareholders. Such proposal must be made in writing and sent to the Company no later than three (03) working days prior to the opening date of the Meeting. The proposal must clearly state the name of the shareholder, the number and class of shares held by such shareholder or equivalent information, and the matter proposed to be included in the meeting agenda.

3. The convener of the General Meeting of Shareholders shall have the right to refuse the proposal mentioned in Clause 2 of this Article in any of the following cases:
 - a. The proposal is submitted beyond the prescribed time limit or the contents are incomplete or inconsistent with the requirements;
 - b. The proposed matter does not fall within the authority of the General Meeting of Shareholders.
4. The convener of the General Meeting of Shareholders must accept and include the proposal specified in Clause 2 of this Article in the proposed meeting agenda and contents, except for the cases specified in Clause 3 of this Article. The proposal shall be officially added to the meeting agenda and contents if it is approved by the General Meeting of Shareholders.
5. The Company must disclose information regarding any supplementation or amendment to the meeting agenda and contents in accordance with applicable laws. Shareholders are responsible for monitoring any changes or additions to the meeting agenda and related documents of the General Meeting of Shareholders as announced by the Company. The Company shall not be responsible if shareholders fail to fully update information related to the amendment or supplementation of the meeting agenda.

Article 15. Voting on Matters at the General Meeting

1. Voting Time

- a. Shareholders have the right to vote from the time the voting function becomes effective on the system until the voting closing time announced by the Chairperson of the Meeting. In the event that a shareholder has already voted but wishes to change their opinion, such change must be made before the closing time of the voting period. The last voting opinion recorded by the System prior to the closing time shall be considered valid and included in the vote counting results.
- b. Before the voting deadline ends, shareholders shall only be able to view their own voting results. After the voting deadline ends, shareholders will be informed of the overall voting results for each matter, which shall be publicly announced before the General Meeting by the Presidium or the Vote Counting Committee.

2. Voting Method

- a. Shareholders shall use the login credentials provided by SSH in the Meeting Invitation to access the website <https://ezgsm.fpts.com.vn/> in accordance with the instructions published on the SSH website in order to cast their votes.
- b. Shareholders shall cast their votes by selecting one (01) of the following three options corresponding to each matter submitted for approval: **"Approve"**, **"Disapprove"**, or **"Abstain"**, and clicking the **"Vote"** button to save and submit the voting result to the system. Before the voting deadline ends, shareholders may change their voting opinion by re-selecting the desired option and clicking the **"Change Vote"** button to confirm the final voting result. Depending on the actual progress and the proposed agenda of the General Meeting of Shareholders, the voting on matters submitted to the Meeting may be conducted in multiple voting rounds. Shareholders attending the online Meeting must comply with the voting time applicable to each round as announced by the Chairperson and notified by the electronic voting system. Shareholders shall cast votes on all matters within the same voting

round. An invalid ballot is a ballot in which a voting matter has not been selected (no option is marked) or more than one option is selected for the same voting matter. The electronic voting system will issue a warning if the ballot is invalid. Shareholders are responsible for correcting the ballot to ensure its validity and submitting the result to the system. Invalid ballots will not be recorded by the system, and the shareholder shall be deemed present but not voting on that matter (ballot not returned).

- c. When presiding over the Meeting, the Chairperson must announce the closing time for voting on the System so that shareholders can exercise their voting rights. If shareholders encounter difficulties when voting on the System, they may contact the hotline announced by the Organizing Committee for guidance and assistance in completing the voting process. From the moment the System closes the voting function, shareholders shall no longer have the right to modify any submitted votes. The voting results recorded on the System under the shareholder's login credentials shall be considered the final results, and no complaints or disputes regarding such results shall be accepted.
- d. In the event that the meeting agenda is supplemented with additional matters proposed by a shareholder or a group of shareholders and approved by the General Meeting of Shareholders, shareholders shall proceed to vote on such additional matters. If shareholders do not cast votes on such additional matters, they shall be deemed not to have voted on those matters.
- e. Shareholders may change their voting or election results multiple times, but they cannot cancel a submitted vote on the System.

3. *Voting Principles*

- a. Each share owned or represented corresponds to one (01) voting right.
- b. A resolution of the General Meeting of Shareholders shall be adopted at the Meeting when it is approved by shareholders representing more than 50% of the total voting rights of all shareholders attending and voting at the Meeting, except for the cases specified in Point a, Article 26.1 of the SSH Charter and Clauses 3, 4, and 6 of Article 148 of the Law on Enterprises.
- c. Resolutions of the General Meeting of Shareholders on the following matters shall be adopted if approved by shareholders representing 65% or more of the total voting rights of all shareholders attending and voting at the Meeting:
 - Types of shares and the total number of shares of each type;
 - Changes to business lines and business sectors;
 - Changes to the Company's management organizational structure as stipulated in Article 16 of the Charter;
 - Amendments and supplements to the Company's Charter;
 - Investment projects or the sale of assets with a value equal to or exceeding 35% of the total asset value recorded in the most recent audited financial statements of SSH;
 - Reorganization (including division, separation, merger, or consolidation) or dissolution of the Company.

- d. The election of members of the Board of Directors and the Supervisory Board must be conducted using the cumulative voting method, in accordance with the provisions of the Law on Enterprises and the Election Regulation approved by the General Meeting of Shareholders.

4. *Vote Counting Method and Results*

- a. The Vote Counting Committee, approved by the General Meeting of Shareholders at the Meeting, shall be responsible for verifying the electronic voting results and aggregating the voting results.
- b. The electronic voting system shall record the number of ballots issued, ballots returned, ballots not returned, and their corresponding ratios compared to the total voting rights at the Meeting.
- c. All ballots returned and recorded by the electronic voting system shall be considered valid ballots.
- d. Each delegate's voting ballot shall be recorded by the system according to: number of votes in favor, number of votes against, and number of abstentions.
- e. The voting results for each matter shall be announced immediately at the online General Meeting by the Presidium or the Vote Counting Committee.

Article 16. Discussion at the Online General Meeting

1. Discussions shall only be conducted within the designated time and must relate to the matters presented in the agenda and contents of the General Meeting of Shareholders.
2. Shareholders shall conduct discussions in accordance with the instructions of the Chairperson during the course of the online General Meeting.
3. Shareholders may participate in discussions at the online General Meeting by submitting their opinions through the mailbox on the online meeting system (EzGSM), sending emails to the Organizing Committee of the General Meeting of Shareholders, or through other permitted methods. The Secretariat shall be responsible for compiling shareholders' opinions and submitting them to the Presidium, while recording the shareholder's name, shareholder code (if any), and the content of the question.
4. Shareholders shall present their opinions concisely and focus on the key matters relevant to the approved agenda of the General Meeting. The Chairperson has the right to remind or request shareholders to focus on the main points of discussion in order to save time and ensure the quality of the discussion. The Chairperson may revoke the right to participate in the Meeting if a shareholder deliberately fails to comply with the Meeting's regulations, causes disturbances, disrupts the order of the Meeting, or engages in actions that directly affect the conduct of the Meeting.
5. In the event that, due to time limitations of the Meeting, certain questions cannot be answered directly during the Meeting, SSH shall continue to respond to shareholders through appropriate means after the Meeting.

Article 17. Minutes and Resolution of the General Meeting of Shareholders

All matters discussed at the online General Meeting must be recorded by the Secretariat in the Minutes of the General Meeting of Shareholders. The Resolution of the General Meeting of Shareholders must be read out and approved before the closing of the Meeting.

Article 18. Force Majeure Events

1. During the organization of the online General Meeting of Shareholders and the electronic voting process, force majeure events beyond the control of the Company may occur, such as natural disasters, fire, power outages, Internet connection failures or other technical incidents, epidemics, or requests or directives from the Government and/or other competent state authorities.

The Company shall mobilize all available resources to remedy such incidents so that the Meeting may continue; however, the interruption shall not exceed 60 minutes from the time the incident occurs.

2. In the event that such force majeure events cannot be remedied for the Meeting to continue within 60 minutes from the occurrence of the incident, the Chairperson shall declare the suspension of the Meeting. All matters that have been voted and approved prior to the suspension (if any) shall be cancelled, and such matters shall be voted on again at the next convened General Meeting of Shareholders.

CHAPTER III. IMPLEMENTATION

Article 19. Effectiveness

This Regulation on the Operation of the 2026 Annual General Meeting of Shareholders of SSH, held in an online format with electronic voting, consisting of 19 Articles, shall take effect from the time it is approved by the General Meeting of Shareholders.

**O.B. THE BOARD OF DIRECTORS
CHAIRMAN**

NGUYEN XUAN ANH



Hanoi, April 24, 2026

DRAFT

REGULATIONS ON ADDITIONAL ELECTIONS OF MEMBERS OF THE BOARD OF DIRECTORS AND MEMBERS OF THE BOARD OF SUPERVISORS

(Term 2026 - 2031)

Pursuant to:

- The Law on Enterprises No. 59/2020/QH14 dated June 17, 2020 of the National Assembly of the Socialist Republic of Vietnam, effective from January 1, 2021, and its amendments, supplements and implementing regulations;
- The Charter of organization and operation of Sunshine Homes Development Joint Stock Company;
- Notice of nomination and candidacy for members of the Board of Directors and Board of Supervisors for the term 2026 - 2031.

The Organizing Committee of the General Meeting hereby announces the Regulations on the additional election of members of the Board of Directors and members of the Board of Supervisors for the term 2026 - 2031 at the 2026 Annual General Meeting of Shareholders of Sunshine Homes Development Joint Stock Company as follows:

I. EXPLANATION OF TERMS/ABBREVIATIONS

- Company : Sunshine Homes Development Joint Stock Company
- BOD : Board of Directors
- BOS : Board of Supervisors
- GMS : General Meeting of Shareholders
- Delegates : Shareholders, Authorized Persons

II. SUBJECTS AND SCOPE OF APPLICATION:

1. These regulations apply to the additional election of members of the Board of Directors and members of the Board of Supervisors for the 2026-2031 term of the Company at the 2026 Annual General Meeting of Shareholders.
2. Those entitled to vote: are shareholders with voting rights or persons authorized to attend the meeting with voting rights (according to the list of shareholders finalized by the Vietnam Securities Depository and Clearing Corporation on April 16, 2026) present at the General Meeting.
3. Applied to the election of the list of candidates nominated and run for the Board of Directors and the Board of Supervisors stated in the Notice on nomination and running for members of the Board of Directors and the Board of Supervisors for the 2026-2031 term.



III. STANDARDS OF MEMBERS OF THE BOARD OF DIRECTORS AND MEMBERS OF THE BOARD OF SUPERVISORS

Conditions and criteria for becoming a member of the Board of Directors and a member of the Board of Supervisors are specified in the Notice on nomination and running for members of the Board of Directors and members of the Board of Supervisors for the 2026 – 2031 term dated April 24, 2026 of the Company.

IV. ELECTION OF MEMBERS OF THE BOARD OF DIRECTORS AND THE BOARD OF SUPERVISORS FOR THE 2026-2031 TERM

1. Election principles

- To comply with the provisions of law and the Company's Charter.
- The Vote Counting Committee shall be nominated by the Chairman and approved by the General Meeting. Members of the Vote Counting Committee must not be on the nomination list nor nominate themselves to the Board of Directors and the Board of Supervisors.

2. Election method:

- The cumulative voting method shall be applied (*According to Clause 3, Article 148 of the Law on Enterprises*).
- Accordingly, each delegate has a total number of votes corresponding to the total number of voting shares (including owned and authorized) multiplied by the number of members elected to the Board of Directors or the Board of Supervisors.
- Delegates can accumulate all of their votes for one or several persons, but not more than the number of members approved by the General Meeting of Shareholders.
- Delegates attending the General Meeting of Shareholders online and voting electronically can change the election results until before the end of the voting and election period as prescribed.

3. Voting paper

3.1. Voting through electronic voting system

- To vote all votes for one candidate or divide the votes equally among several candidates, delegates tick the blank box in the "**Equally voting**" box of the corresponding candidates. The system will automatically divide the pre-set votes correspondingly among the candidates. In case the votes are divided among the odd candidates, the system will automatically cancel the odd number and the votes will be recorded according to the rounding down principle.
- If the votes are not equal among the candidates, delegates clearly write the votes in the "**Number of votes**" box of the corresponding candidates.

Note: In case the delegate has ticked the box "**Equally voting**" and entered the number of votes in the number of votes box at the same time, the result will be recognized according to the number of votes in the box "**Number of votes**".

After filing the vote, the delegate clicks "**Vote**" to save and send the election result to the system. The delegate has the right to change the election result. The recorded election result is the election result saved on the system at the time of ending electronic voting according to regulations.

The following votes are considered invalid by the system and will be counted as unrecovered votes:

- The number of candidates elected by the delegates is greater than the number of members of the Board of Directors and members of the Board of Supervisors approved by the General Meeting of Shareholders.

- The total number of votes for the candidates is not equal to the total number of votes recorded on the vote.
- The vote is recorded by the system when the voting time has expired according to regulations.

For invalid votes, the electronic voting system will send a warning to delegates attending the online General Meeting of Shareholders and voting electronically. Delegates are responsible for adjusting their votes to make them valid. The system will not record invalid votes and delegates are considered not to have participated in voting through the electronic voting system.


3.2. Principles of election and selection of candidates

- The members elected to the Board of Directors or the Board of Supervisors shall be determined by the number of votes cast from high to low, starting from the candidate with the highest number of votes until the required number of members is reached.
- In case there are two (02) or more candidates with the same number of votes for the final member of the Board of Directors or the Board of Supervisors, a re-election will be held among the candidates with the same number of votes.
- If the first election result does not have enough members of the Board of Directors or the Board of Supervisors, the election will be held until the required number of members are elected.

4. Effectiveness

- These election regulations shall take effect immediately upon approval by the General Meeting of Shareholders.
- These regulations shall expire when the 2026 Annual General Meeting of Shareholders of Sunshine Homes Development Joint Stock Company finishes.

The above is the entire Regulations for electing additional members of the Board of Directors and Board of Supervisors of the Company for the term 2026 - 2031 at the 2026 Annual General Meeting of Shareholders of Sunshine Homes Development Joint Stock Company.

Respectfully submit to the General Meeting of Shareholders for consideration and approval. 

**O.B. THE BOARD OF DIRECTORS
CHAIRMAN**

NGUYEN XUAN ANH



**SUNSHINE HOMES DEVELOPMENT
JOINT STOCK COMPANY**

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No: 01/2026/SSH/TB

Hanoi, April 24, 2026

**NOTICE ON NOMINATION AND SELF-NOMINATION OF
MEMBERS OF THE BOARD OF DIRECTORS AND MEMBERS OF
THE BOARD OF SUPERVISORS**

(Term 2026 - 2031)

Pursuant to:

- *The Law on Enterprises No. 59/2020/QH14 dated June 17, 2020 of the National Assembly of the Socialist Republic of Vietnam, effective from January 1, 2021, and its amendments, supplements and implementing regulations;*
- *Decree No. 155/2020/ND-CP dated December 31, 2020 of the Government, detailing the implementation of a number of articles of the Law on Securities, as amended and supplemented by Decree No. 245/2025/ND-CP dated September 11, 2025...*
- *The Charter on the organization and operation of Sunshine Homes Development Joint Stock Company.*

The Organizing Committee of the General Meeting of Shareholders hereby announces the nomination and self-nomination of members of the Board of Directors and the Board of Supervisors for the 2026 - 2031 term at the 2026 Annual General Meeting of Shareholders of Sunshine Homes Development Joint Stock Company as follows:

I. EXPLANATION OF TERMS/ABBREVIATIONS

- Company : Sunshine Homes Development Joint Stock Company
- GMS : General meeting of shareholders
- Attendee : Shareholders, Authorized Representatives

II. SUBJECTS AND SCOPE OF APPLICATION:

1. This notice provides guidance on the conditions and procedures for nominating and self-nominating members of the Board of Directors and the Board of Supervisors for the 2026 - 2031 term of Sunshine Homes Development Joint Stock Company.
2. Shareholders and candidates participating in the nomination and self-nomination for the Board of Directors and the Board of Supervisors must comply with the contents of this notice.

III. NOMINATION AND SELF-NOMINATION FOR BOARD OF DIRECTORS AND BOARD OF SUPERVISORS TERM 2026 - 2031:

1. Quantity, Term, and Qualifications for the members of Board of Directors

- a. Number of additional members of the Board of Directors to be elected: 01 person.
- b. Number of additional independent members of the Board of Directors to be elected: 01 person.

- c. Term: 2026 – 2031.
 - d. Maximum number of candidates for Board of Directors members: Unlimited.
 - e. Criteria for BOD candidates (*According to Clause 1, Article 155 of the Law on Enterprises 59/2020/QH14; Article 29.4 of the Company's Charter and Article 275 of Decree No. 155/2020/ND-CP, as amended and supplemented by Clause 78, Article 1 of Decree No. 245/2020/ND-CP*), specifically:
 - Member of the Board of Directors:
 - Must not fall into the category of persons prohibited from managing enterprises as stipulated in Clause 2, Article 17 of the Law on Enterprises 59/2020/QH14;
 - Must have professional qualifications and experience in business management or the company's industry and are not necessarily required to be shareholders, unless otherwise provided in the Company charter;
 - A member of the Board of Directors may concurrently serve as a member of the Board of Directors or the Members' Council of no more than five (05) other companies.
 - Independent member of the Board of Directors:
 - Not currently working for the Company, its parent company or its subsidiaries; and has not worked for the Company, its parent company or its subsidiaries for at least the preceding three (03) consecutive years;
 - Not receiving salary or remuneration from the Company, except for allowances to which members of the Board of Directors are entitled in accordance with regulations;
 - Not having a spouse, biological or adoptive parent, biological or adoptive child, or sibling who is a major shareholder of the Company; or a manager of the Company or its subsidiaries;
 - Not directly or indirectly owning at least one percent (01%) of the total voting shares of the Company;
 - Not having served as a member of the Board of Directors or the Board of Supervisors of the Company for at least the preceding five (05) consecutive years, except in the case of being continuously appointed for two (02) terms.
- 2. Regulations on Nomination/Self-Nomination for the members of the Board of Directors**
- Shareholders or groups of shareholders holding at least 10% of total common shares (as of the record date for the 2026 Annual General Meeting of Shareholders) have the right to pool the voting rights of each person together to nominate candidates for BOD.
- Shareholders or groups of shareholders hold:
- With at least 10% of total voting shares: 01 candidate;
 - Over 10% to below 30%: Maximum 02 candidates;
 - From 30% to below 40%: Maximum 03 candidates;
 - From 40% to below 50%: Maximum 04 candidates;
 - From 50% to below 60%: Maximum 05 candidates;
 - From 60% to below 70%: Maximum 06 candidates;

- From 70% to 80%: Maximum 07 candidates;
- From 80% to below 90%: Maximum 08 candidates.

If the number of candidates nominated and self-nominated does not meet the required number, the incumbent BOD may nominate additional candidates or organize nominations according to the Company Charter, Internal Corporate Governance Regulations, and the Board of Directors' Operational Regulations. The incumbent BOD's nomination process must be clearly disclosed and approved by the GMS before proceeding.

3. Quantity, term và qualifications for members of the Board of Supervisors

- a. Additional members of the Board of Supervisors : 01 people
- b. Term: 2026 – 2031
- c. Maximum number of candidates for Board of Supervisors members : Unlimited
- d. Criteria for SB candidates (*According to Clause 1, Article 169 of the Law on Enterprises 59/2020/QH14; Article 42.6 of the Company Charter; and Clause 2, Article 286 of Decree 155/2020/ND-CP*), specifically:
 - Must not fall into the category of persons prohibited from managing enterprises as stipulated in Clause 2, Article 17 of the Law on Enterprises 59/2020/QH14;
 - Must have training in one of the following fields: economics, finance, accounting, auditing, law, business administration, or a relevant field to the Company's operations;
 - Must not be family members of BOD members, the General Director, or other management personnel;
 - Must not be company managers and are not necessarily required to be shareholders or employees of the Company;
 - Must meet additional requirements as specified by applicable laws and the Company Charter.
 - Additionally, members of the Board of Supervisors must not be family members of company managers, the parent company, or representatives of state-owned capital in the parent company and the Company.

4. Regulations on Nomination/Self-Nomination for the members of the Board of Supervisors

Shareholders or groups of shareholders holding at least 10% of total common shares (as of the record date for the 2026 Annual General Meeting of Shareholders) have the right to pool the voting rights of each person together to nominate candidates for the Board of Supervisors.

Shareholders or groups of shareholders hold:

- From 10% to below 30% of total voting shares: Maximum 02 candidates;
- From 30% to below 50%: Maximum 03 candidates;
- From 50% to below 65%: Maximum 04 candidates ;
- From 65% onwards: Full number of the Board of Supervisors members.

If the number of candidates nominated and self-nominated does not meet the required number, the incumbent Board of Supervisors may introduce additional candidates or organize nominations according to the Company Charter, Internal Corporate Governance Regulations, and the Board of Supervisors Operational Regulations. The nomination of candidates by the

incumbent Board of Supervisors must be clearly announced before the GMS votes to elect members of the Board of Supervisors in accordance with the law.

5. Nomination/Self-Nomination Application Documents

a. Document for nomination/self-nomination to the BOD and the Board of Supervisors

(Forms available on the Company's website: <https://ssh.vn/dai-hoi-dong-co-dong/>)

- Application for nomination/self-nomination to the BOD/the Board of Supervisors (according to sample);
- Candidate's curriculum vitae (according to sample);
- Copies of the following documents: ID card/Citizen ID card/Passport; Certificates of educational and professional qualifications.

Candidates must ensure the accuracy and truthfulness of the information provided in their documents and are responsible before law and the GMS.

Only documents meeting all conditions and candidates satisfying the criteria will be listed for announcement at the GMS.

b. Document Submission Deadline and Address

Candidates should submit their application by 17:00, May 02, 2026 to:

SUNSHINE HOMES DEVELOPMENT JOINT STOCK COMPANY

Address: 9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi.

6. List of Candidates

- Based on the nomination/self-nomination documents and supporting documents, the Organizing Committee will compile a list of eligible candidates for election to the BOD and the SB for the 2026 - 2031 term.
- The list of candidates will be arranged in alphabetical order by name and will be presented in the election system for voting.

This notice outlines the regulations on nomination and self-nomination of Board of Directors and Board of Supervisors members for the 2026 - 2031 term at the 2026 Annual General Meeting of Shareholders of Sunshine Homes Development Joint Stock Company.

The Board of Directors respectfully submits this for consideration and approval by the General Meeting of Shareholders. *f. 2/24*

O.B. THE BOARD OF DIRECTORS

CHAIRMAN



NGUYEN XUAN ANH





SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom - Happiness

....., 2026

NOMINATION FORM
FOR THE MEMBER OF THE BOARD OF DIRECTORS/
MEMBER OF THE BOARD OF SUPERVISORS

To: The 2026 Annual General Meeting of Shareholders
Sunshine Homes Development Joint Stock Company

Shareholder/group of shareholders listed in the shareholder register of Sunshine Homes Development Joint Stock Company as of the final registration date April 16, 2026:

No.	Name of shareholder	ID card/Citizen ID/Passport/Business registration No., Place of issue, Date of issue	Number of shares owned	Percentage of Charter Capital (%)	Signature/Signature of Legal Representative and Seal (for organizations)
1					
2					
3					

Pursuant to the Law on Enterprises 2020 and the Charter of Sunshine Homes Development Joint Stock Company, I/We hereby nominate:

Full name:

Date of birth:

Permanent address:

Citizen ID/Passport No.: Date of issue: Place of issue:

Education level: Major:

Nominated position: member of the Board of Directors/member of the Board Supervisors of Sunshine Homes Development Joint Stock Company.

I/We hereby affirm that Mr./Ms. meets all eligibility criteria for the nominated position in accordance with the Company's Charter and the Regulations on additional election of members of the Board of Directors and members of the Board of Supervisors at the 2026 Annual General Meeting of Shareholders of Sunshine Homes Development Joint Stock Company.

Sincerely,

SHAREHOLDER/
GROUP OF SHAREHOLDERS
(Sign and write full name)

Attached documents:

- Self-declared curriculum vitae of the nominee;
- Copy of Citizen ID/Passport and certificates of educational and professional qualifications;
- Authorization letter (in case a shareholder authorizes another person to make the nomination).



SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

....., 2026

Sample

CANDIDACY APPLICATION
FOR MEMBER OF THE BOARD OF DIRECTORS/
MEMBER OF THE BOARD OF SUPERVISORS
To: The 2026 Annual General Meeting of Shareholders
Sunshine Homes Development Joint Stock Company

Full name:
Date of birth: Place of birth
Permanent address:
Citizen ID/Passport No.: Date of issue: Place of issue
Education level: Major:
Number of shares owned: shares, equivalent to: % of the Company's charter capital.

Pursuant to the Law on Enterprises 2020 and the Charter of Sunshine Homes Development Joint Stock Company, I hereby nominate myself as a candidate for the position of member of the Board of Directors or member of the Board Supervisors of Sunshine Homes Development Joint Stock Company.

I hereby confirm that I meet all eligibility criteria for the position of member of the Board of Directors, or member of the Board Supervisors in accordance with the Company's Charter and the Regulations on additional election of members of the Board of Directors and members of the Board of Supervisors at the 2026 Annual General Meeting of Shareholders of Sunshine Homes Development Joint Stock Company.

Sincerely,

SHAREHOLDER
(Sign and write full name)



Attached documents:

- Self-declared curriculum vitae of the candidate;
- Copy of Citizen ID/Passport and certificates verifying educational and professional qualifications.

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom - Happiness

CURRICULUM VITAE

(For candidates/nominees to the Board of Directors/Board of Supervisors)

4 x 6 Photo

*(latest
sample
photo)*



1. Full name: Sex: Male/Female:
2. Date of birth: Place of birth:
3. Nationality:
4. Citizen ID/Passport Number: Date of issue: Place of issue:
5. Permanent Address:
6. Phone number: Email:
7. Education level:
8. Professional Qualifications:
9. Work Experience:
-
10. Current Position at Sunshine Homes Development Joint Stock Company (if any):
-
-
11. Other Current Positions in Other Organizations:
-
12. Number of shares held : shares, equivalent to% of charter capital, including:
 - + Representative (name of organization is State/strategic shareholder/other organization) owns:
 - + Individual owns:
13. Holding commitments (If any):
14. List of Related Persons of the Declarant¹:



No.	Name of Individual/ Organization	Citizen ID /Passport Number (for individuals) or Business Registration Certificate Number, Operating License, or Equivalent Legal Document (for organizations), Date of Issue, Place of Issue	Number of Shares Held in Sunshine Homes Development Joint Stock Company (if any)	Relationship
1				

2				
3				

14. Related Interests with Sunshine Homes Development Joint Stock Company (if any):

.....

15. Conflicting Interests with Sunshine Homes Development Joint Stock Company (if any):

.....

I hereby certify that the above statements are entirely true and accurate. I take full legal responsibility for any false declaration.

.....,, 2026

Declarant

(Sign and write full name)

¹ "Related persons" are defined under Clause 46, Article 4 of the 2019 Securities Law and Clause 23, Article 4 of the 2020 Law on Enterprises.

