

**SUNSHINE GROUP
JOINT STOCK COMPANY**

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

No.: 171.../2026/SSG-CBTT

Hanoi, April...24...2026

**To: State Securities Commission of Viet Nam
Ha Noi Stock Exchange**

Name of organization: Sunshine Group Joint Stock Company

Stock code: KSF

Head office address: 12th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Viet Nam.

Phone number: 024 730 52999

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

Person in charge of information disclosure: Mr. Ho Duc Viet – Authorized Person for Information Disclosure

Type of information disclosure:

☐ Periodic

☒ Extraordinary

☐ 24h

☐ Other

Content of information disclosure:

Sunshine Group Joint Stock Company approves the following contents:

- Approval of the policy for entering into an event organization service agreement between the Company and ODE Media and Entertainment Group Joint Stock Company.
- Approval for Sunshine Sky Villa Joint Stock Company - a subsidiary of the Company to implement the investment plan and acquire certain land use rights in Dai Phuoc Commune, Dong Nai Province.

This information was disclosed on the Company's website on April...24...2026 at the following link: <https://sunshinegroup.vn/cong-bo-thong-tin/>

We hereby certify that the above information is true and correct and we take full legal responsibility for the disclosed information.

Recipients:

- As above
- Filed at: Office

**AUTHORIZED PERSON FOR
INFORMATION DISCLOSURE**



HO DUC VIET

**SUNSHINE GROUP JOINT
STOCK COMPANY**

SOCIALIST REPUBLIC OF VIETNAM

Independence – Freedom – Happiness

No.: 12/2026/SSG/NQ-HĐQT

Hanoi, April 24, 2026

RESOLUTION OF THE BOARD OF DIRECTORS

SUNSHINE GROUP JOINT STOCK COMPANY

BOARD OF DIRECTORS

- Pursuant to the Enterprise Law No. 59/2020/QH14 dated June 17, 2020, and its amendments and supplements;
- Pursuant to the Charter on Organization and Operation of Sunshine Group Joint Stock Company ("the Company")
- Pursuant to the Minutes of the Board of Directors' meeting No.: 12/2026/SSG/BBH-HĐQT dated April 24, 2026.

RESOLVES

Article 1: Approval of the policy for entering into an event organization service agreement between the Company and ODE Media and Entertainment Group Joint Stock Company ("ODE", tax code: 0107602021), specifically as follows:

1. Contract content: ODE provides event organization services to the Company.
2. Expected implementation period: year 2026.
3. Estimated contract value: VND 448,996,878 (*In words: Four hundred forty eight million, nine hundred ninety six thousand, eight hundred seventy eight dong*) inclusive of value added tax (VAT). The actual final settlement value shall be based on the volume of work performed by ODE and accepted in writing by authorized representatives of both parties.
4. Related party relationship: Mr. Cao Phi Hung – Deputy General Director of the Company is a Member of the Board of Directors of ODE; Mr. Dinh Chi Hieu – Deputy General Director of the Company is the Chairman of the Board of Directors of ODE.

Article 2: Approval for Sunshine Sky Villa Joint Stock Company – a subsidiary of the Company to implement the investment plan and acquire certain land use rights in Dai Phuoc Commune, Dong Nai Province, specifically as follows:

1. Information of the subsidiary:

- Enterprise name: Sunshine Sky Villa Joint Stock Company ("Sky Villa")
- Tax code: 0108359563
- Address: 9th Floor, Sunshine Center Building, 16 Pham Hung, Tu Liem Ward, Ha Noi City, Vietnam.

2. Investment plan:

Sky Villa proactively arranges and prepares resources and conditions to implement and carry out the investment plan and acquire certain land use rights in Dai Phuoc Commune, Dong Nai



Province. Estimated investment value: VND 3,780,000,000,000 (*In words: Three thousand seven hundred eighty billion dong*).

- 3. Related party relationship:** Ms. Le Thi Tuyet – Chairwoman of the Board of Directors/Director/Legal representative of Sky Villa is a related person of Mr. Do Anh Tuan – Chairman of the Board of Directors/Legal representative/major shareholder of the Company and Mr. Do Van Truong – Member of the Board of Directors of the Company. Ms. Nguyen Thi Phuong Loan – Member of the Board of Directors of Sky Villa is a Member of the Board of Directors/General Director of the Company.

Article 3: Implementation of tasks:

1. Assign/authorize the Chairman of the Board of Directors/General Director of the Company to negotiate, decide on contents, approve, and sign contracts and related documents to implement and complete the contents approved by the Board of Directors in Article 1 above. Decide on the signing of contract appendices from time to time to detail, amend, supplement, or extend the contract (if any) on the condition that the total adjusted value (increase or decrease) does not exceed 30% of the estimated value. The Chairman of the Board of Directors/General Director of the Company is entitled to re authorize another individual to perform this authorized content.
2. Authorize/assign the representative managing the Company's shares in Sky Villa and Sky Villa – a subsidiary of the Company to implement the contents approved by the Board of Directors in Article 2 above.

Article 4: Effectiveness and implementation

This Resolution takes effect from the date of signing. Members of the Board of Directors, the Board of Management, relevant departments, and individuals are responsible for implementing this Resolution.

Recipients:

- As stated in Article 4;
- Office archive.

**ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN**



DO ANH TUAN