

**SUNSHINE HOMES DEVELOPMENT
JOINT STOCK COMPANY**

SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

No: 111..../2026/SSH-CBTT

Hanoi, May 16, 2026

**To: State Securities Commission of 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 hereby discloses Appendix No. 02 regarding the amendment of the Company's Charter. Details are provided in the attached Appendix.

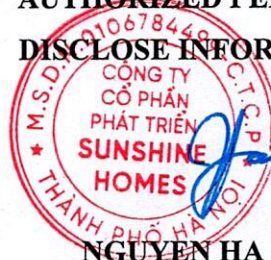
This information has been published on the Company's official website on May 16, 2026 at the following link: <https://ssh.vn/van-ban-phap-ly/>.

We hereby certify that the information provided is true and correct and we bear the full responsibility to the law. *[Signature]*

Recipient:

- As above;

**AUTHORIZED PERSON TO
DISCLOSE INFORMATION** *[Signature]*



NGUYEN HA ANH

No: .01../2026/SSH/NQ-ĐHĐCĐ

Hanoi, May 16, 2026

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. 02/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. 03/2026/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. 04/2026/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). Accordingly, the results are as follows:
1. To dismiss Mr. Nguyen Nam Viet from the position of member of the Board of Directors due to his resignation from the position of member of the Board of Directors.
 2. To dismiss Mr. Nguyen Viet Hai from the position of independent member of the Board of Directors due to his resignation from the position of independent member of the Board of Directors.
 3. To elect an additional 02 (two) members of the Board of Directors, including 01 (one) independent member of the Board of Directors. The term of office of the

additionally elected members of the Board of Directors shall be 2026 – 2031. The list of elected candidates is as follows:

- Mr. Nguyen Viet Hai – Elected position: Member of the Board of Directors
- Ms. Le Thao Linh - Elected position: Independent member of the Board of Directors

4. The composition of the Board of Directors after the election is as follows:

No.	Full name	Position
1	Mr. Nguyen Xuan Anh	Chairman of the BOD
2	Mr. Do Anh Tuan	Vice Chairman of the BOD
3	Mr. Jun Sungbae	Member of the BOD
4	Mr. Nguyen Viet Hai	Member of the BOD
5	Ms. Le Thao Linh	Independent member of the BOD

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). Accordingly, the results are as follows:

1. To dismiss Mr. Tran Dang Khoa from the position of member of the Board of Supervisors due to his resignation from the position of member of the Board of Supervisors.
2. To elect an additional 01 (one) member of the Board of Supervisors. The term of office of the additionally elected member of the Board of Supervisors shall be 2026 – 2031. The list of elected candidates is as follows: Mr. Nguyen Duc Tung – Elected position: Member of the Board of Supervisors
3. The composition of the Board of Supervisors after the election is as follows:

No.	Full name	Position
1	Mr. Dao Ngoc Tuan Anh	Head of the BOS
2	Ms. Le Thi Thu Giang	Member of the BOS
3	Mr. Nguyen Duc Tung	Member of the BOS

Article 11. Approval of the amendment to the details of business lines and the Company's Charter (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.



SUNSHINE HOMES

Receiving places:

- Website and Information

Disclosure;

- Board of Directors, Board of

Supervisory;

- Office records.

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



NGUYEN XUAN ANH



THE SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

APPENDIX NO. 02

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 Organization and Operation of Sunshine Homes Development Joint Stock Company ("Company");
- Pursuant to the Submission to the Annual General Meeting of Shareholders No. 07/SSH/TTr-HĐQT dated April 24, 2026 of the Board of Directors regarding the amendment of detailed business lines and amendment of the Company's Charter;
- Pursuant to the Resolution of the 2026 Annual General Meeting of Shareholders of Sunshine Homes Development Joint Stock Company No. 01/2026/SSH/NQ-ĐHĐCĐ dated May 16, 2026.

This Appendix is made on 16/05/2026 and forms an integral part of the Charter of Sunshine Homes Development Joint Stock Company, with the following details:

Article 1. Sunshine Homes Development Joint Stock Company amends Article 5.1 – Business lines of the Company Charter as follows:

5.1. The Company's permitted business lines include, but are not limited to, the following sectors:

No.	Business lines	Business line codes
1.	Specialized design activities Details: Interior decoration activities (excluding construction design services)	7410
2.	Restaurants and mobile food service activities	5610
3.	Real estate activities with own or leased property and land use rights Details: Real estate business (Excluding cemetery and graveyard infrastructure investment for transfer of land use rights attached to infrastructure)	6810 (primary)
4.	Demolition	4311
5.	Site preparation (Excluding bomb and mine clearance activities and similar activities)	4312
6.	Finishing of construction works	4330
7.	Electrical installation	4321
8.	Other construction installation activities Details: <ul style="list-style-type: none">• Installation of irrigation piping systems, heating and air-conditioning systems, or industrial machinery in building and civil engineering works;• Installation of building equipment in building and civil engineering works such as:	4329

No.	Business lines	Business line codes
	<ul style="list-style-type: none"> Elevators and escalators; Automatic doors; Lighting systems; Central vacuum systems; Sound systems 	
9.	Renting and leasing of other machinery, equipment and tangible goods without operator (Excluding aircraft and airship leasing)	7730
10.	Freight transport by road Details: <ul style="list-style-type: none"> Freight transport by specialized trucks; Freight transport by other road vehicles. 	4933
11.	Construction of residential buildings	4101
12.	Advertising (Excluding tobacco advertising)	7310
13.	Construction of non-residential buildings	4102
14.	Organization of trade promotion activities	8230
15.	Construction of railway projects	4211
16.	Rental and leasing of motor vehicles	7710
17.	Construction of roads and highways	4212
18.	Plumbing, heat and air-conditioning installation	4322
19.	Other short-term accommodation activities Details: <ul style="list-style-type: none"> Villas or apartments providing short-term accommodation services; Guesthouses and motels providing short-term accommodation services 	5520
20.	Hotels and similar accommodation	5510
21.	Intermediary services for real estate activities (Article 3 of the 2023 Law on Real Estate Business) (Excluding real estate exchange floors)	6821
22.	Other real estate activities on a fee or contract basis Details: Real estate consultancy services; real estate management services (Article 3 of the 2023 Law on Real Estate Business) (excluding real estate auction and legal consultancy services relating to real estate)	6829
23.	Wholesale of metals and metal ores (Excluding precious metals)	4672
24.	Wholesale of other construction materials and installation equipment	4673
25.	Business management consulting activities and other management consulting activities (Excluding financial, accounting, and legal consulting)	7020

Note: The amended and supplemented business lines shall take effect from the time the Company is approved by the Business Registration Authority for inclusion in the Enterprise Registration Dossier and such information is published on the National Business Registration System (except where the Business Registration Authority issues a written refusal for such inclusion in the Enterprise Registration Dossier).

Article 2. Amendment to the Company's registered office

Amend Article 3.3. The registered office of the Company is: 9th Floor, Sunshine Center Building, No. 16 Pham Hung, Tu Liem Ward, Hanoi City, Vietnam.

Article 3. Enforceability

Appendix No. 02 replaces the corresponding provisions of the Company Charter and the contents amended and supplemented under Appendix No. 01 (if relevant) and shall take effect from the date of signing. All other articles and clauses of the Company Charter shall remain unchanged and retain their full legal validity.

LEGAL REPRESENTATIVE
GENERAL DIRECTOR



JUN SUNGBAE

