

No.: *351*.../2026/SSG-CBTT

Hanoi, July..*02*., 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 approved the policy on entering into Brand Development Consulting Service Agreements between the Company and its related parties.

This information was disclosed on the Company's website on July *02*., 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. *[Signature]*

**Recipients:**

- *As above*
- *Filed at: Office*

**AUTHORIZED PERSON FOR  
INFORMATION DISCLOSURE**



**HO DUC VIET**

No.: 23./2026/SSG/NQ-HĐQT

Hanoi, July 02....., 2026

**RESOLUTION OF THE BOARD OF DIRECTORS  
SUNSHINE GROUP JOINT STOCK COMPANY**

- 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.: 23./2026/SSG/BBH-HĐQT dated July 02....., 2026.

**RESOLVES**

**Article 1. To approve, in principle, the execution of Brand Development Consulting Service Agreements between the Company and its related parties, the details of which are as follows:**

**1. Information on the Related Parties:**

**a. Wonderland Real Estate Joint Stock Company ("Wonderland")**

- Tax Code: 0108307903
- Address: 9th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam.
- Relationship with the Company: Wonderland is an indirect subsidiary of the Company.

**b. Sunshine Tay Ho Joint Stock Company ("Sunshine Tay Ho")**

- Tax Code: 0108268436
- Address: 12th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam.
- Relationship with the Company: Sunshine Tay Ho is a subsidiary of the Company.

**c. DIA Investment Joint Stock Company ("DIA")**

- Tax Code: 0500468389
- Address: Lot C21-12, Dan Phuong High-end Ecological Urban Area, Dan Phuong Commune, Hanoi City, Vietnam.
- Relationship with the Company: DIA is a subsidiary of the Company.



**d. Thai Minh Land Investment Joint Stock Company ("Thai Minh Land"):**

- Tax Code: 0110503750
- Address: Unit A-06, 1st Floor, Tower A, Sunshine Green Iconic Project, CT7 Land Plot, Nguyen Lam Street, Phuc Loi Ward, Hanoi City, Vietnam.
- Relationship with the Company: Thai Minh Land is an indirect subsidiary of the Company.

Hereinafter collectively referred to as the "*Related Parties*"

**2. Principal Terms of the Agreements:**

**a.** The Company shall provide strategic consulting and brand communication implementation services to the Related Parties, including the following:

(\* Consulting Services:

- Developing brand development strategies;
- Advising on communication plans;
- Advising on strategies for leveraging the image and brand associated with the Cong An Hanoi Football Club ("CAHN FC");
- Recommending marketing and sponsorship programs;
- Advising on the utilization of commercial rights in accordance with the business needs of the Related Parties.

(\* Implementation Services, including but not limited to the following:

- Publishing content on the official communication channels of CAHN FC, including its Fanpage, TikTok channel, YouTube channel, Instagram account and Website;
- Displaying the logos, images or communication messages of the Related Parties on CAHN FC's communication and promotional materials;
- Utilizing brand visibility and branding rights at the stadium and at events organized by CAHN FC;
- Facilitating access to and use of invitation tickets, hospitality areas or other benefits available under cooperation programs with CAHN FC;
- Carrying out other brand promotion activities in accordance with the commercial



rights available to the Related Parties from time to time.

- b. Term: The term of the Agreements shall commence from the date of execution and continue until the conclusion of the 2027/2028 National Professional Football League season, covering three (03) football seasons.
- c. Service Fee: VND 8,625,000,000 for a period of three (03) years, equivalent to VND 2,875,000,000 per year.
- The above service fee is a lump-sum fee covering all services to be provided during the term of the Agreements and is exclusive of value-added tax (VAT) and any other applicable taxes, fees and charges.
  - The above service fee does not include out-of-pocket expenses incurred in connection with the services, including, without limitation, telephone charges, facsimile charges, document reproduction costs, transportation expenses, and other related expenses (if any). In the event that the Related Parties request the Company to perform additional services beyond the scope of the Agreements, the Parties shall mutually agree on the additional scope of work and the applicable service fees, which shall be confirmed in writing or by email. Payment for such additional services shall be made after the Parties have executed an acceptance certificate confirming the completion of the relevant additional services.

**Article 2. Implementation:**

Authorize/Delegate the Chairman of the Board of Directors/Chief Executive Officer of the Company to carry out the following tasks:

- To negotiate, determine the terms and conditions of, and execute all necessary documents relating to the matters approved by the Board of Directors.
- To approve, amend or adjust the value of the above-mentioned Agreements based on actual business requirements, provided that the aggregate adjustment (whether an increase or a decrease) does not exceed 30% of the estimated value approved by the Board of Directors.
- To decide on matters relating to, and execute, any appendices to the above-mentioned Agreements, including those for amendment, supplementation, extension or termination thereof (if any).
- The Chairman of the Board of Directors and/or the Chief Executive Officer of the Company shall be entitled to further delegate the authority granted herein to another individual.



**Article 3.** 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. *[Handwritten initials]*

**Recipients:**

- As per Article 3;
- State Securities Commission (SSC), Stock Exchange (SE);
- Filed: Office

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



**ĐO ANH TUAN**

