

**SUNSHINE GROUP
JOINT STOCK COMPANY**

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

No.: 546.../2026/SSG-CBTT

Hanoi, September 25, 2026

**To: State Securities Commission of Vietnam
Hanoi 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 matters:

- Approval of the policy on entering into a Business Cooperation Contract between the Company and its related party, CMQ Real Estate Investment and Development Joint Stock Company.
- Approval of the policy for the Company to exercise its rights to purchase shares in the offering of shares to existing shareholders of S.I Development Joint Stock Company.

This information was disclosed on the Company's website on September 25, 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

**CÔNG TY
CỔ PHẦN
TẬP ĐOÀN
SUNSHINE**

Digitally signed by CÔNG TY
CỔ PHẦN TẬP ĐOÀN
SUNSHINE
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Nội, CN=CÔNG TY CỔ PHẦN
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**AUTHORIZED PERSON FOR
INFORMATION DISCLOSURE**



HO DUC VIET

No.: 28../2026/SSG/NQ-HDQT

Hanoi, September 24, 2026

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

- Pursuant to the Law on Enterprises No. 59/2020/QH14 dated 17 June 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.: 28../2026/SSG/BBH-HDQT dated September 24, 2026.

RESOLVES

Article 1: Approval of the policy on entering into a Business Cooperation Contract ("Contract") between the Company and its related party, CMQ Real Estate Investment and Development Joint Stock Company, with the following details:

a. Information on the party entering into the Business Cooperation Contract:

CMQ Real Estate Investment and Development Joint Stock Company ("CMQ"):

- Tax Code: 0111017915.
- Address: 18th Floor, CEO Building, Lot HH2-1, Me Tri Ha Urban Area, Pham Hung Street, Tu Liem Ward, Hanoi City.
- Related-party relationship: Ms. Nguyen Thi Khanh My – General Director of CMQ 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.

b. Main contents of the Contract:

- The Company and CMQ shall enter into a Business Cooperation Contract for the management and operation of the commercial areas comprising the Indoor Swimming Pool – 3rd Floor, R2 Building and the Outdoor Swimming Pool under the Apartment Building Combined with Commercial Services Project – Sunshine Riverside, located at Land Lot CT03A-CT within Plot CT03, Nam Thang Long Urban Area Phase III, Phu Thuong Ward, Hanoi City (the "Commercial Areas").
- Form of cooperation:
 - The Company shall contribute the business rights in respect of the Commercial Areas for cooperation with CMQ. Accordingly, the Company designates and authorizes CMQ and/or individuals designated by CMQ to have full authority to manage, operate and commercially exploit the Commercial Areas (including but not limited to entering



into lease agreements for the Commercial Areas in its/their own name, collecting rental payments from customers, providing services and carrying out all necessary activities for the implementation of business and commercial exploitation activities at the Commercial Areas), without the parties having to enter into any other document for CMQ to perform the aforesaid activities (except where required by competent authorities and/or CMQ to facilitate CMQ's performance of such activities).

- CMQ shall, by its own resources or by engaging a third party that fully satisfies the conditions prescribed by law, bear all costs and provide all personnel necessary to organize and implement the business activities in respect of the Commercial Areas, including but not limited to carrying out advertising, brokerage and customer engagement activities; purchasing, designing, redecorating and/or renovating, upgrading, replacing, repairing, etc. equipment, furniture and other items in the Commercial Areas as required by the Company; entering into and performing lease agreements; representing the parties in resolving arising matters, complaints and disputes with customers; and working with competent State authorities in relation to the Commercial Areas (if any), etc., in order to put the Commercial Areas into business operation and achieve maximum operational efficiency.
- Cooperation term: 15 (fifteen) years from the commencement date specifically determined in the Contract.
- Distribution of business results:
 - CMQ shall pay the Company an amount equivalent to 30% (thirty percent) of the total rental fees (exclusive of value-added tax) actually paid to CMQ by CMQ's tenants in each payment period pursuant to the lease agreements entered into between CMQ and the tenants.
 - CMQ shall be entitled to all remaining revenue (if any) after deducting the costs and the Company's revenue as stated above.

Article 2: Approval of the policy for the Company to exercise its rights to purchase shares in the offering of shares to existing shareholders of S.I Development Joint Stock Company, with the following details:

a. Information on S.I Development Joint Stock Company ("S.I"):

- Tax Code: 3400499597.
- Address: Sunny Villa Area, Xuan Thuy Street, Mui Ne Ward, Lam Dong Province, Vietnam.
- Number of shares currently held by the Company in S.I: 3,500,000 shares, equivalent to 7% of S.I's charter capital.

b. Details of the exercise of share purchase rights:

- Number of S.I shares expected to be issued: 35,000,000 shares.
- Method of implementation: S.I shall offer shares to its existing shareholders in proportion to each shareholder's shareholding ratio in S.I.
- Number of shares registered by the Company for purchase pursuant to its rights: 2,450,000 ordinary shares.
- Expected offering price: VND 10,000/share.
- Expected total purchase value: VND 24,500,000,000 (*Twenty-four billion five hundred million Vietnamese dong*).

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- Expected number of shares to be held upon completion of the offering: 5,950,000 ordinary shares, equivalent to 7% of S.I's charter capital.
- Expected implementation period: within 2026.

Article 3: Implementation:

- Assign/authorize the Chairman of the Board of Directors/General Director of the Company to negotiate, decide on the contents of, and execute the necessary documents relating to the matters approved by the Board of Directors in Article 1. Approve, adjust and amend the value of the above-mentioned Contract based on actual needs arising, provided that the total adjusted value (increase or decrease) does not exceed 30% of the business result distribution ratio approved by the Board of Directors in Article 1. Decide on the contents of and execute documents amending and supplementing the contents of, extending or terminating the above-mentioned Contract (if any). The Chairman of the Board of Directors/General Director of the Company shall be entitled to further authorize another individual to carry out the matters under this authorization.
- Assign/authorize the Chairman of the Board of Directors/General Director and/or the Company's representative managing the Company's shareholding in S.I Development Joint Stock Company, within the scope of the authority assigned, to carry out the necessary tasks for implementing the matters approved by the Board of Directors as set out in Article 2.

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. *Y use*

Recipients:

- As Article 4;
- Archived at the Office.

ON BEHALF OF THE BOARD OF DIRECTORS

CHAIRMAN



ĐO ANH TUAN

