SUNSHINE GROUP JOINT STOCK COMPANY ----------	SOCIALIST REPUBLIC OF VIETNAM Independence – Freedom – Happiness ----------
No.: 631../2026/SSG-CBTT	*Hanoi, November 14, 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, Vietnam.
Phone number: 024 730 52999 Website: https://sunshinegroup.vn/
Person in charge of information disclosure: Mr. Nguyen Ha Anh – Authorized Person for Information Disclosure
Type of information disclosure:
☐ Periodic ☐ Extraordinary ✓ 24h ☐ Other

Content of information disclosure:

Sunshine Group Joint Stock Company has approved the following:

1. To approve the Company's acquisition of shares in Imperia Living Real Estate Investment and Development Joint Stock Company ("Imperia Living"), whereby Imperia Living will become an associate company of the Company.
2. To approve the tripartite debt offset arrangement among the Company, Dynamic Innovation Company Limited ("DIC") – a subsidiary of the Company, and Ms. Nguyen Bang Thuong, Mr. Dinh Van Manh, and Mr. Le Van Tan.
3. To approve in principle the use of a portion of the shares in Imperia Living as collateral to secure the obligations of DIC, a subsidiary of the Company, upon completion of the share acquisition.

This information was disclosed on the Company's website on November 14., 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

M.S.D.N: 0106771556 - C.T.C.P. CÔNG TY CỔ PHẦN TẬP ĐOÀN SUNSHINE THÀNH PHỐ HÀ NỘI

Nguyễn Hà Anh

CÔNG TY CỔ PHẦN TẬP ĐOÀN SUNSHINE

Digitally signed by CÔNG TY CỔ PHẦN TẬP ĐOÀN SUNSHINE
DN: C=VN, S=Thành phố Hà Nội, CN=CÔNG TY CỔ PHẦN TẬP ĐOÀN SUNSHINE, OID.0.9.2342.19200300.100.1.1=MST:0106771556
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SUNSHINE GROUP	**SOCIALIST REPUBLIC OF VIETNAM**
JOINT STOCK COMPANY	**Independence – Freedom – Happiness**
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No.: 37./2026/SSG/NQ-HĐQT	*Hanoi, November 18, 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.: 37./2026/SSG/BBH-HĐQT dated November 18, 2026.*

RESOLVES

Article 1: To approve the Company's acquisition of shares in Imperia Living Real Estate Investment and Development Joint Stock Company ("Imperia Living", Tax Code: 0111272390), whereby Imperia Living will become an associate company of the Company, with the following details:

1. **General Information of the Transferor:**

- Ms Nguyen Bang Thuong
- Personal Identification No.: 019180000345

2. **Transaction Details:**

- The Company shall acquire 26,222,997 ordinary shares, representing 28.6% of the charter capital of Imperia Living
- Expected transfer consideration: VND 1,144,000,000,000 (in words: One trillion one hundred and forty-four billion Vietnamese dong).
- Expected timing of the share transfer: Within 2026.

3. **Relationship between Imperia Living and the Company upon Completion of the Transaction:** Upon completion of the transaction, Imperia Living will become an associate company of the Company.
4. **Authorization of the Company's Representative to Manage Its Shares in Imperia Living:**

   To appoint Mr. Do Anh Tuan, Chairman of the Board of Directors of the Company, as the authorized representative to manage all shares held by the Company in Imperia Living. Where necessary, the Chairman of the Board of Directors shall be authorized to sign the power of attorney and issue notices regarding the appointment of the authorized representative on behalf of the Company.

Article 2: To approve the tripartite debt offset arrangement among the Company, Dynamic Innovation Company Limited ("DIC", Tax Code: 0314269019) – a subsidiary of the Company, and Ms. Nguyen Bang Thuong *(Personal Identification No.: 019180000345)*, Mr. Dinh Van Manh *(Personal Identification No.: 017065001157)*, and Mr. Le Van Tan *(Personal Identification No.: 025062000349)*, with the following details:

1. **Outstanding balances among the parties prior to the debt offset arrangement:**

- The deposit amount paid by DIC to Ms. Nguyen Bang Thuong, Mr. Dinh Van Manh, Mr. Le Van Tan is VND 500,000,000,000 *(in words: Five hundred billion Vietnamese dong).*
- The amount payable by the Company to Ms. Nguyen Bang Thuong is VND 1,144,000,000,000 *(in words: One trillion one hundred and forty-four billion Vietnamese dong).*

2. **Debt offset arrangement:**

- The amount agreed by the parties to be offset is VND 500,000,000,000 *(in words: Five hundred billion Vietnamese dong).*
- The amount of debt to be assumed by the Company and owed to DIC is VND 500,000,000,000 *(in words: Five hundred billion Vietnamese dong).*

3. **Outstanding balances among the parties following the debt offset arrangement:**

- The remaining amount payable by the Company to Ms. Nguyen Bang Thuong is VND 644,000,000,000 *(in words: Six hundred and forty-four billion Vietnamese dong).*
- The amount payable by the Company to DIC is VND 500,000,000,000 *(in words: Five hundred billion Vietnamese dong).*

<u>Article 3:</u> To approve in principle the use of a portion of the shares held by the Company in Imperia Living as collateral to secure the obligations of DIC - a subsidiary of the Company, upon completion of the share acquisition, with the following details:

- Pledged Assets: 13,111,498 shares held by the Company in Imperia Living, equivalent to VND 131,114,984,000 *(in words: One hundred and thirty-one billion one hundred and fourteen million nine hundred and eighty-four thousand Vietnamese dong)*.
- Total Value of the Pledged Assets: VND 500,000,000,000 *(in words: Five hundred billion Vietnamese dong)*.
- Pledgees: Ms. Nguyen Bang Thuong (Personal Identification No.: 019180000345), Mr. Dinh Van Manh (Personal Identification No.: 017065001157), and Mr. Le Van Tan (Personal Identification No.: 025062000349).
- Secured Obligations: The pledged assets shall secure the due and full performance of the obligation to transfer the shares in Imperia Living back to the Pledgees in accordance with applicable regulations, as well as DIC's financial obligations to the Pledgees arising from the termination of the Agreement in Principle (including contractual penalties and compensation for damages, if any).

<u>Article 4:</u> To assign and/or authorize the Chairman of the Board of Directors and/or the General Director of the Company to perform the following tasks:

- Negotiate, determine the terms, and execute the necessary documentation regarding matters approved by the Board of Directors;
- Approve, adjust, or amend the transfer value based on actual requirements, provided that the total adjustment (increase or decrease) does not exceed 30% of the expected value previously approved by the Board of Directors;
- Decide on all related matters and carry out all necessary tasks to complete the aforementioned items;
- The Chairman of the Board of Directors/General Director of the Company is authorized to delegate this authority to another individual.

<u>Article 5:</u> 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 Article 5;*
- *SSC; SE*
- *Archived at the Office.*

ON BEHALF OF THE BOARD OF DIRECTORS

CHAIRMAN

M.S.D.N: 0106771556 - C.T.C.P
CÔNG TY CỔ PHẦN TẬP ĐOÀN SUNSHINE
THÀNH PHỐ HÀ NỘI

DO ANH TUAN