

**SUNSHINE GROUP JOINT
STOCK COMPANY**

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

No.: 29.../2026/SSG-CBTT

Hanoi, February 2..., 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 contents and the implementation of the Consortium Agreement between the Company and its partners regarding the establishment of a consortium of project developers for the implementation of the Bac Thang Long Urban City Multi-Purpose Project located in Thien Loc Commune, Phuc Thinh Commune, and Me Linh Commune, Hanoi City.

This information was disclosed on the Company's website on February 2..., 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 TO
DISCLOSE INFORMATION**

(Signature, full name, position, company seal)



HO DUC VIET

**SUNSHINE GROUP JOINT
STOCK COMPANY**

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

No: 03./2026/SSG/NQ-HDQT

Hanoi, *January 31*, 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.: 03./2026/SSG/BBH-HDQT dated *January 31* 2026.

RESOLVES

Article 1. To approve the contents and the implementation of the Consortium Agreement between the Company and its partners regarding the establishment of a consortium of project developers for the implementation of the Bac Thang Long Urban City Multi-Purpose Project located in Thien Loc Commune, Phuc Thinh Commune, and Me Linh Commune, Hanoi, specifically as follows:

1. Information of the Parties to the Consortium Agreement:

a. S-Homes Real Estate Investment and Business Joint Stock Company ("S-Homes"):

- Address: 10th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi, Vietnam.
- Tax Code: 0107069847.
- Relationship with the Company: Mr. Do Anh Tuan – Chairman of the Board of Directors/ Legal Representative/ Major Shareholder of the Company – is also the Chairman of the Board of Directors/ Legal Representative / Major Shareholder of S-Homes. Mr. Do Van Truong – Member of the Board of Directors of the Company – concurrently serves as Deputy General Director/ Authorized Representative managing the Company's capital contribution at Sunshine Group Development Joint Stock Company in S-Homes. Ms. Do Thi Hong Nhung – Member of the Board of Directors of S-Homes – is a related person of Mr. Do Anh Tuan and Mr. Do Van Truong. Ms. Nguyen Thi Thanh Huyen concurrently serves as Head of the Supervisory Board of both the Company and S-Homes.

b. Hanoi Housing Development And Investment Corporation ("HaNoi Housing"):



- Address: 34 Hai Ba Trung Street, Cua Nam Ward, Hanoi City, Vietnam.
- Tax Code: 0100977705.

c. Thai Nam Land Joint Stock Company (“*Thai Nam Land*”):

- Address: Thai Nam Building, Lot E2, Duong Dinh Nghe Street, Cau Giay Ward, Hanoi City, Vietnam
- Tax Code: 0110463360

d. Potamos Property Joint Stock Company (“*Potamos*”):

- Address: Thai Nam Building, Lot E2, Duong Dinh Nghe Street, Cau Giay Ward, Hanoi City, Vietnam
- Tax Code: 0110479466

Hereinafter collectively referred to as the “Parties”.

2. Main Contents of the Consortium Agreement:

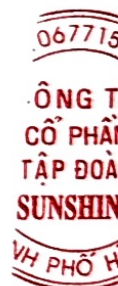
a. Project Location and Scale:

- Location: Thien Loc Commune, Phuc Thinh Commune, Me Linh Commune, Hanoi
- Scale: Approximately 699.35 hectares, divided into three (03) main functional zones.

b. Business Cooperation Contents:

- The Parties agree to jointly submit a proposal to the competent authorities for the appointment of the Consortium as the Project Developer for the investment and construction of the “Bac Thang Long Urban City Project” located in Thien Loc Commune, Phuc Thinh Commune, and Me Linh Commune, Hanoi.
- The Parties shall be entitled to profits in proportion to their respective capital contribution ratios.
- The Parties shall be responsible for contributing capital to invest in and construct the project works in accordance with the approved implementation schedule.
- Any information proposed for submission or any amendment to the Project contents shall be jointly agreed upon by the Executive Board / duly authorized representatives of the Parties prior to implementation, ensuring the maximum benefits for all Parties.

Article 2. Assignment/Authorization to the Chairman of the Board of Directors / General Director of the Company to perform the following:



- To implement the Consortium Agreement as approved by the Board of Directors;
- To decide on the contents and execute any documents amending or supplementing the contents, extending the term, or terminating the aforementioned Agreement (if any);
- The Chairman of the Board of Directors / General Director of the Company is authorized to further delegate this authority to other organizations and/or individuals for the implementation of the authorized matters.

Article 3. This Resolution takes effect from the date of signing. Members of the Board of Directors, the Executive Board, relevant departments, and individuals are responsible for implementing this Resolution. *[Signature]*

Recipients:

- As stated in Article 3;
- State Securities Commission of Vietnam, Stock Exchange;
- Office archive.

