

**SUNSHINE GROUP  
JOINT STOCK COMPANY**

**SOCIALIST REPUBLIC OF VIETNAM  
Independence – Freedom – Happiness**

No.: 116./2026/SSG-CBTT

Hanoi, April 1, 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:**

Resolution of the Board of Directors No. 116./2026/SSG/NQ-HĐQT on the approval  
of the execution of signing business operation management consulting service contracts  
with Long Bien Construction Investment Joint Stock Company and Xuan La  
Construction Investment Joint Stock Company.

This information was disclosed on the Company's website on April 1, 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**



**SUNSHINE GROUP  
JOINT STOCK COMPANY**

**SOCIALIST REPUBLIC OF VIETNAM**  
**Independence – Freedom – Happiness**

No: 10./2026/SSG/NQ-HĐQT

Hanoi, March 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.: ...../2026/SSG/BBH-HĐQT dated March 31, 2026.

**RESOLVES**

**Article 1.** Approval of the execution of signing business operation management consulting service contracts with Long Bien Construction Investment Joint Stock Company and Xuan La Construction Investment Joint Stock Company, specifically as follows:

**1. Company Information:**

**a. Long Bien Construction Investment Joint Stock Company ("Long Bien")**

- Tax Code: 0108715437
- Address: Operator, Lot CT7, Nguyen Lam Street, Phuc Loi Ward, Hanoi City, Vietnam.
- Relationship with the Company: Long Bien is an indirect subsidiary of the Company through Sunshine Homes Development Joint Stock Company, Mr. Do Van Truong – a member of the Company's Board of Directors – is the Director/legal representative of Long Bien and is also a related party of Mr. Do Anh Tuan – Chairman of the Board of Directors/Legal Representative/Major Shareholder of the Company, and indirectly controls Long Bien.

**b. Xuan La Construction Investment Joint Stock Company ("Xuan La")**

- Tax Code: 0107565651
- Address: 4th Floor, Sunshine Center Building, 16 Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam.
- Relationship with the Company: Xuan La is an indirect subsidiary of the Company through Sunshine Homes Development Joint Stock Company, Mr. Do Anh Tuan – Chairman of the Board of Directors/Legal Representative/Major Shareholder of the Company – also indirectly controls Xuan La.





## **2. Main contents of the Contract:**

### **a. Scope of work:**

The Company shall carry out consulting, support, and guidance activities in relation to the management and operation of the enterprises of Long Bien and Xuan La, including but not limited to the following:

- Providing consultancy on investment procedures, project development, and business operations of the Projects of Long Bien and Xuan La;
- Providing consultancy on design and project construction management;
- Providing consultancy on corporate governance structure and operational management, as well as cooperation plans with agents and partners;
- Providing consultancy on human resources policies, labor management, and coordination with customers, suppliers, agents, and partners;
- Providing consultancy, planning, and implementation of real estate business activities, including developing sales strategies for the real estate products of the Projects;
- Providing consultancy on the development of internal information management systems and other tasks related to internal corporate management as requested by Long Bien and Xuan La and in line with the Company's business scope;
- Providing other consultancy services as requested by Long Bien and Xuan La.

### **b. Service Fee:**

Service Fee = 5% of Revenue ("Service Fee")

Whereas:

- Revenue means the total revenue generated from the real estate business activities of Long Bien and Xuan La, arising and determined on a quarterly basis of the financial year. Revenue shall be calculated by Long Bien and Xuan La, who are responsible for providing supporting documents to the Company upon request.
- The above Service Fee is exclusive of value-added tax (VAT) and may be amended or adjusted from time to time based on mutual agreement between the Parties.

### **Article 2. Implement the work:**

Authorize/Delegate the Chairman of the Board of Directors/General Director of the Company to carry out the following tasks:

- Negotiate and decide on the content of other terms of the Contract and sign the Contract according to the contents approved by the Board of Directors;
- Decide on the content and signing of Contract Addendums to amend, supplement, extend, or terminate the aforementioned Contract (if any);
- The Chairman of the Board of Directors/General Director of the Company shall have the right to further delegate this authorization to other individuals.





**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 signature]*

**Recipients:**

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

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



**ĐO ANH TUAN**

