SUNSHINE GROUP JOINT STOCK COMPANY	**SOCIALIST REPUBLIC OF VIETNAM**
----------	**Independence – Freedom – Happiness**

No.: 589../2026/SSG-CBTT	*Hanoi, October 22..,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. 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 (the "Company") hereby discloses information regarding the supplementation and correction of transactions between the Company and related parties presented in the Corporate Governance Reports for 2024 and 2025, to ensure consistency with the figures in the Company's audited separate financial statements for 2024 and 2025, as detailed in the attached Appendix I and Appendix II.

This information was disclosed on the Company's website on October 22.., 2026 at the following link: https://sunshinegroup.vn/bao-cao-quan-tri-cong-ty.

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

HO DUC VIET

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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APPENDIX I:

LIST OF TRANSACTIONS SUPPLEMENTED AND CORRECTED IN THE CORPORATE GOVERNANCE REPORT FOR 2024

Section VII.2: Transactions between the Company and its affiliated persons or between the Company and its major shareholders, internal persons and affiliated persons

No.	Name of organization/ individual	Relationship with the Company	NSH No.* date of issue, place of issue	Address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors (if any, specifying date of issue)	Content, quantity, total value of transaction	Note
1	Dynamic Innovation Company Limited	Subsidiary of the Company	0314269019, issued by the Department of Planning and Investment of Ho Chi Minh City on March 7, 2017	Commercial Unit No. S1.A2.01.02, 1st Floor, Tower S1, 23 Phu Thuan Street, Tan Phu Ward, District 7, Ho Chi Minh City, Vietnam.	September 2024	Resolution No. 23/2024/SSG/NQ-HĐQT dated October 26, 2024	Provision of management consulting services Value: VND 9,248,094,477	Addition
2	Anh Duong Star Joint Stock Company	Company related to key management personnel	0101358793 issued by the Department of Planning and Investment of Hanoi City on April 09, 2003	SH03-01, Building R3, Sunshine Riverside Project, Lot CT03A-CT, Plot CT03, Nam Thang Long Urban Area, Phu Thuong Ward, Tay Ho District, Hanoi, Vietnam	December 2024	Resolution No. 27/2024/SSG/NQ-HĐQT dated December 23, 2024	Rental Revenue Value: VND 9,792,449	Addition

No.	Name of organization/ individual	Relationship with the Company	NSH No.* date of issue, place of issue	Address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors (if any, specifying date of issue)	Content, quantity, total value of transaction	Note
3	Kien Long Commercial Joint Stock Bank	A company related to key management personnel	1700197787 issued for the first time by the Kien Giang Provincial Department of Planning and Investment on October 10, 1995	Nos. 40–42–44 Pham Hong Thai Street, Vinh Thanh Van Ward, Rach Gia City, Kien Giang Province, Vietnam	Full Year 2024		Interest Income from Bank Deposits Value: VND 111,214,661	Addition
4	Unicloud Technology Investment Joint Stock Company	Subsidiary of the Company	0109656689 issued by the Department of Planning and Investment of Hanoi City for the first time on June 02, 2021	6th Floor, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	Full Year 2024	Resolution No. 16/2022/KSF/NQ-HĐQT dated December 28, 2022	Brand Health Monitoring Service Expenses Value: VND 740,740,741	Addition
5	Saigon Sunshine Group Joint Stock Company	Company related to key management personnel	0315210233 issued by the Department of Planning and Investment of Ho Chi Minh City on August 08, 2018	Commercial Unit No. S1.A2.02.03, 2nd Floor, Tower S1, No. 23 Phu Thuan Street, Tan Phu Ward, District 7, Ho Chi Minh City, Vietnam	June to December 2024	Resolution No. 16/2024/SSG/NQ-HĐQT dated June 17, 2024	Construction and office leasing Expenses Value: VND 30,702,277	Addition

No.	Name of organization/ individual	Relationship with the Company	NSH No.* date of issue, place of issue	Address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors (if any, specifying date of issue)	Content, quantity, total value of transaction	Note
6	Sunshine Sky Villa Joint Stock Company	Subsidiary of the Company	0108359563 issued by the Department of Planning and Investment of Hanoi City on July 10, 2018	9th Floor, Sunshine Center Building, 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	August to December 2024	Resolution No. 19/2024/SSG/NQ-HĐQT dated August 22, 2024	Share Transfer Deposit Value: VND 1,439,900,000,000	Addition
7	S-service Management & Operation Joint Stock Company	Subsidiary of the Company	0107744812 issued by the Department of Planning and Investment of Hanoi City on March 02, 2017	9th Floor, Sunshine Center Building, No. 16 Pham Hung Street, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City, Vietnam	Full Year 2024	Resolution No. 10/2022/KSF/NQ-HĐQT dated June 23, 2022	Lighting Electricity Expenses for Sunshine River Project Value: VND 170,443,438	Addition

CHAIRMAN OF THE BOARD OF DIRECTORS

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APPENDIX II:

LIST OF TRANSACTIONS SUPPLEMENTED AND CORRECTED IN THE CORPORATE GOVERNANCE REPORT FOR 2025

Section VII.2: Transactions between the Company and its affiliated persons or between the Company and its major shareholders, internal persons and affiliated persons*:*

No.	Corrections to the 2025 Corporate Governance Report	Name of organization/ individual	Relationship with the Company	NSH No.* date of issue, place of issue	Address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors (if any, specifying date of issue)	Content, quantity and total value of transactions disclosed in the Corporate Governance Report for 2025	Content, quantity, total value of transaction after adjustment	Note
1	14,15	S-Service Management & Operation Joint Stock Company	Subsidiary	0107744812 issued by the Department of Planning and Investment of Hanoi City on March 02, 2017	9th Floor, Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Year 2025	No. 10/2022/KSF/NQ-HĐQT dated June 23, 2022	**Building operating expenses for Sunshine Riverside for the months, with a total amount of VND 1,528,599,058.** **Building operating expenses for the months at the Sunshine Center building, with a total amount of VND 376,359,058**	**Building operating expenses for Sunshine Riverside and Sunshine Center buildings during the months, with a total amount of VND 1,528,599,058**	Correction

No.	Corrections to the 2025 Corporate Governance Report	Name of organization/ individual	Relationship with the Company	NSH No.* date of issue, place of issue	Address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors (if any, specifying date of issue)	Content, quantity and total value of transactions disclosed in the Corporate Governance Report for 2025	Content, quantity, total value of transaction after adjustment	Note
2	17	Sunshine Mart Service and Trading Business Company Limited	Subsidiary	0109334554 issued by the Department of Planning and Investment of Hanoi City on September 08, 2020	1st Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Year 2025	No. 03/2024/RTG/NQ-HĐQT dated February 6, 2024; No. 38/2025/SSG/NQ-HĐQT dated October 01, 2025	Expenses for catering services, meal provision, and gift vouchers, with **a total amount of VND 1,220,357,657**	Expenses for catering services, meal provision, and gift vouchers, with **a total amount of VND 1,158,730,391**	Correction
3	24	Unicloud Technology Group Joint Stock Company	Subsidiary	0107432651 issued by the Department of Planning and Investment of Hanoi City on May 12, 2016	10th Floor, Sunshine Center Building, No. 16, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	Year 2025	No. 31/2025/SSG/NQ-HĐQT dated August 27, 2025	Interest expense **in the amount of VND 6,353,094,673**	Interest expense **in the amount of VND 6,202,783,562**	Correction

No.	Corrections to the 2025 Corporate Governance Report	Name of organization/ individual	Relationship with the Company	NSH No.* date of issue, place of issue	Address	Time of transactions with the Company	Resolution No. or Decision No. approved by General Meeting of Shareholders/ Board of Directors (if any, specifying date of issue)	Content, quantity and total value of transactions disclosed in the Corporate Governance Report for 2025	Content, quantity, total value of transaction after adjustment	Note
4	31	Kien Long Commercial Joint Stock Bank	A company related to key management personnel	1700197787 issued for the first time by the Kien Giang Provincial Department of Planning and Investment on October 10, 1995	No. 40–42–44 Pham Hong Thai Street, Rach Gia Ward, An Giang Province, Vietnam	Year 2025	Opening an account prior to the listing date	Interest income from non-term deposits **in the amount of VND 15,184,462**	Interest income from non-term deposits **in the amount of VND 5,465,589**	Correction

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