

**SUNSHINE HOMES DEVELOPMENT  
JOINT STOCK COMPANY**

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

No: .100./2025/SSH-CBTT

Ha Noi, April 1<sup>st</sup>, 2025

**To: State Securities Commission  
Hanoi Stock Exchange  
Shareholders**

Name of Company: Sunshine Homes Development Joint Stock Company

Address of Head office: 9th Floor, Sunshine Center Building, No. 16 Pham Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City

Telephone: 02473 025 888

Website: <https://ssh.vn>

The person responsible for information disclosure: Mr. Nguyen Ha Anh – Authorized Person for Information Disclosure

Type of Information Disclosure:

☐ Periodic

☐ Extraordinary

☒ 24h

☐ Other

**Content of Disclosure:**

Sunshine Homes Development Joint Stock Company hereby announces the Resolution No. 12/2025/SSH/NQ-HDQT dated 01./04/2025 of the Board of Directors regarding the update and amendment of the documents presented at the Annual General Meeting of Shareholders 2025, and the nomination of candidates for the Board of Directors and Supervisory Board.

This information was published on the company's website on April 1<sup>st</sup>, 2025, at the following link: <https://ssh.vn/dai-hoi-dong-co-dong/>.

We hereby certify that the information provided is true and accurate, and we bear the full responsibility under the law. *[Signature]*

**Recipient:**

- As above;

**AUTHORIZED PERSON FOR INFORMATION DISCLOSURE**



**NGUYEN HA ANH**



No: 12/2025/SSH/NQ-HĐQT

Hanoi, April 1<sup>st</sup>, 2025 .....

**BOARD OF DIRECTORS RESOLUTION**

**SUNSHINE HOMES DEVELOPMENT JOINT STOCK COMPANY**

*(Re: Approval of updates and amendments to documents submitted to the 2025 Annual General Meeting of Shareholders and nomination of candidates for the Board of Directors and the Supervisory Board)*

**BOARD OF DIRECTORS**

- Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020;
- Pursuant to the Charter of Organization and Operation of Sunshine Homes Development Joint Stock Company ("Company");
- Pursuant to the Minutes of the Board of Directors Meeting No. 12/2025/SSH/BBH-HĐQT dated 01/04/2025.

**RESOLUTION**

**Article 1.** Approval of updates and amendments to the documents submitted to the 2025 Annual General Meeting of Shareholders. Based on the audited 2024 Financial Statements, which were disclosed on the Company's website on March 30, 2025, the following documents shall be updated and amended accordingly:

- Report on the activities of the Board of Directors in 2024;
- Report of the Executive Board on the business performance in 2024 and the business plan for 2025;
- Report on the activities of the Supervisory Board;
- Proposal for Approval of the Audited Financial Statements for 2024 and Profit Distribution Plan for 2024.

**Article 2.** The Board of Directors (BOD) has nominated two (02) candidates for election as Board members and one (01) candidate for election as a Supervisory Board member at the 2025 Annual General Meeting of Shareholders, scheduled for April 12, 2025. As of the meeting date, the Company has not received any nominations from shareholders. The list of candidates is as follows:

❖ **Candidates for the Board of Directors**

1. Full name: Jun Sungbae
2. Full name: Nguyen Nam Viet

*(Curriculum vitae of the Board of Directors candidates are attached to this Resolution).*

❖ **Candidate for Supervisory Board**





1. Full name: Dao Ngoc Tuan Anh

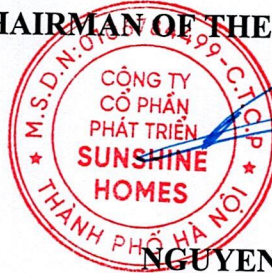
*(Curriculum vitae of the Supervisory Board candidate is attached to this Resolution).*

**Article 3.** This Resolution takes effect from the date of signing. Relevant departments and individuals are responsible for implementing this Resolution. *Ugh*

**Receiving places:**

- As above.

**ON BEHALF OF THE BOARD OF DIRECTORS  
CHAIRMAN OF THE BOARD OF DIRECTORS**



**NGUYEN XUAN ANH**





No : ....SSH/BC-HDQT

Hanoi, April 1<sup>st</sup>, 2025



**REPORT OF BOARD OF DIRECTORS IN 2024**  
**SUNSHINE HOMES DEVELOPMENT JOINT STOCK COMPANY**

**To: The General Meeting of Shareholders of Sunshine Homes Development Joint Stock Company**

Pursuant to the Charter on organization and operation of Sunshine Homes Development Joint Stock Company ("Company/Sunshine Homes"), the Resolution of the 2024 Annual General Meeting of Shareholders, the Board of Directors ("BOD") of the Company would like to report to the General Meeting of Shareholders on the activities in 2024 and the operation plan of the Board of Directors in 2025 as follows:

**I. Overview of activities in 2024**

**1. Board of Directors members and structure**

As of December 31, 2024, the Board of Directors had 05 members, including 01 independent member, 02 non-executive members and 02 executive members. The Board of Directors' members are experienced in management, and meet the standards and conditions under Article 155 of the Enterprise Law 2020.

**2. Governance and Management Activities**

In 2024, the Board of Directors held 16 meetings and issued 16 Resolutions on important issues about the Company's operations. The Board of Directors carried out administrative activities and directed the Company's investment and business activities due to the Resolution of the 2024 Annual General Meeting of Shareholders as follows:

- Directing the implementation and completion of the share transfer plan at Long Biên Investment and Construction Joint Stock Company, thereby establishing it as a subsidiary of the Company;
- Rigorously supervising the execution and disclosure of information as required by law, including the Annual Report, Corporate Governance Report, Financial Statements, and related - party transactions, ensuring completeness and timely compliance with the law;
- Strengthening risk management by establishing a strict internal control system, proactively preventing and promptly responding to market fluctuations;
- Focusing on improving the quality of the existing human resources, meanwhile seeking and developing the next generation of human resources for the Company;
- Proactively updating information in a timely manner and proposing appropriate, flexible and timely policies and strategies to respond to adverse market fluctuations.

**3. Remuneration, Operating Expenses, and Other Benefits of the Board of Directors**



Remuneration and bonuses for the Board of Directors and the Supervisory Board in 2024 were approved and paid by the 2024 Annual General Meeting of Shareholders as detailed below:

No.	Name	Position	Total Remuneration (VND)
1	Do Anh Tuan	Chairman of the Board	240,000,000
2	Do Thi Dinh	Board Member	120,000,000
3	Nguyen Thi Hong Hanh	Board Member	120,000,000
4	Nguyen Xuan Anh	Board Member	120,000,000
5	Nguyen Viet Hai	Independent Board Member	120,000,000
<b>Total</b>			<b>720,000,000</b>

## II. Board's Assessment of the Company's Performance

### 1. Assessment of Business Results in 2024

In 2024, the global economy continued to recover slowly owing to prolonged geopolitical uncertainties, the escalation of trade wars between countries and highly inflationary pressures. These factors have increased instability in financial markets, affected global supply chains, and slowed growth in many countries.

However, despite challenges from the global economic environment, Vietnam has maintained positive growth momentum. Thanks to flexible economic policies, increasing public investment, and the effective inflation control measures, Vietnam's economy has achieved a growth rate of 7.09% compared to 2023, exceeding the Government's target.

The real estate market is recording positive signs of recovery after a period of stagnation, as a result of the support from the government's legal and credit policies. In particular, the earlier implementation of the Land Law 2024, Housing Law 2023 and Real Estate Business Law 2023 has created favorable conditions to promote the market, contributed to clearing obstacles and brought about clear changes after a challenging period.

Regarding the operating results in 2024, the Company recorded revenue of VND 3,363.53 billion and profit after tax of VND 817.07 billion, respectively completing 84.09% and 77.82% of the plan set by the General Meeting of Shareholders. The decrease in revenue and profit mainly stemmed from the fact that real estate transfer activities did not meet expectations, along with a decrease in revenue from financial activities compared to the plan.

### Performance Compared to the Plan:

No.	Indicator	Planned (billion VND)	Actual (billion VND)	% of Plan Achieved
1	Total Revenue	4,000	3,363.53	84.09
2	Profit Before Tax	1,050	817.07	77.82

*Data based on the 2024 audited consolidated financial statements, unit: billion VND*



### Other Indicators:

No.	Indicator	2023	2024	Growth Rate (%)
1	Total Asset Value	13,200.83	14,394.87	9.05
2	Equity	5,840.45	6,519.55	11.63
3	Net Revenue from Sales and Service Provision	2,901.24	2,933.92	1.13
4	Financial Revenue	957.69	429.61	(55.14)
5	Profit Before Tax	1,626.89	1,029.17	(36.74)
6	Profit After Tax	1,299.49	817.07	(37.12)

*Data based on the 2024 audited consolidated financial statements, unit: billion VND*

## 2. Board of Directors' assessment of CEO's performance and the Executive Team's Performance

### 2.1. Board of Directors' assessment of CEO's performance

The CEO has managed the Company's business operations in full accordance with the authority, functions, duties, and powers as prescribed by law, the Company's Charter, as well as the Resolutions and Decisions of the Board of Directors and the General Meeting of Shareholders.

### 2.2. Board of Directors' assessment of the Executive Team's Performance

During the period of many changes in land and real estate laws, the the Executive Team has proactively proposed appropriate business strategies to adapt to the new legal context and maintain competitive advantages. The flexible action plans were implemented to ensure compliance with legal regulations and optimize business operations.

In addition, the Executive Team also focused on improving operational efficiency and optimizing costs to ensure the sustainable development of the company. At the same time, the company continues to promote market research, improve product quality and services to better meet customer needs.

Furthermore, the Excutive Team also implemented solutions to ensure that the company strictly complies with legal regulations and commitments, and fully fulfills its obligations toward employees as well as regulatory authorities.

## 3. Performance of the Independent Board Member

In 2024, the independent member of the Board of Directors have performed their assigned functions and tasks based on the principle of objectivity to ensure independence, protect the highest interests of shareholders and ensure that all activities of the Company comply with the provisions of the Enterprise Law, the Company's Charter and relevant legal regulations as follows:

- Fully participating in meetings of the Board of Directors; joining in proposing and orienting strategies, business plans, monitoring activities and reporting on the activities of the Board of Directors.
- Reviewing and giving opinions before submitting to the Board of Directors the Company's policies and risk issues.



- Supervising the implementation of the Resolution of the 2024 Annual General Meeting of Shareholders, the compliance with the law and the Charter, the implementation of Resolutions and Decisions of the Board of Directors.
- Monitoring the implementation of the Company's business plan and financial situation.

#### 4. Report on transactions of Board members and their related parties

The procedures for approving transactions between the Company and related parties are strictly implemented in accordance with the provisions of the Enterprise Law, the Securities Law, and the Company's internal governance regulations. Transactions between the Company, its subsidiaries with its members of the Board of Directors and related persons of such members; transactions between the Company and companies in which members of the Board of Directors are founding members or business managers within the last 3 years prior to the transaction have been disclosed in Section VII of the Company's 2024 Corporate Governance Report.

### III. Board of Directors' operational orientation in 2025

#### 1. Business Plan in 2025

Although the real estate market is receiving positive signals thanks to support policies from the Government, there are still many potential challenges, requiring businesses to build flexible strategies and high adaptability. In that context, Sunshine Homes prioritizes focusing on completing and handing over current projects. At the same time, the Company continues to closely coordinate with Sunshine Group Joint Stock Company in the restructuring process to optimize resources. On this basis, the 2025 business plan is built with a cautious motto, in line with the market situation and the sustainable development orientation of the enterprise.

No.	Indicator	2025 Plan (billion VND)
1.	Total Revenue	4,000
2.	Profit Before Tax	500

#### 2. Board of Directors' operational orientation in 2025: Continue to implement the plan set out in the period of 2024 - 2026 in the context of the new circumstances.

To adapt to market fluctuations, Sunshine Homes constantly innovates and perfects its business strategy in the face of increasingly fierce competition. The company focuses on improving capacity and optimizing the value brought to customers. With a long-term vision, Sunshine Homes aims to develop high-quality real estate projects, combining modern technology and focusing on customers. On that basis, Sunshine Homes has proposed key strategies to improve competitiveness and create sustainable value. Specifically, the strategies include:

- **Comprehensive restructuring plan of the Company with Sunshine Group Joint Stock Company**
  - The Company and Sunshine Group Joint Stock Company (“Sunshine Group”) are enterprises with many similarities such as having the same major shareholders in control, the same real estate market strategy, jointly developing and distributing real estate projects under the Sunshine brand, ... Thereby, in order to optimize resources, improve competitiveness and expand the scale of development, the two companies



will have steps to restructure the company, unify governance and operations, branding, and business development strategies to better control costs and improve operational efficiency.

- To carry out restructuring to focus resources on the Company and Sunshine Group, in addition to drastic changes in the internal aspects of each company, the procedures related to restructuring the two companies will need the approval of state management agencies as well as the support of shareholders and the General Meeting of Shareholders of the companies.
- This is a particularly important strategic step in the new situation, bringing huge resources, outstanding performance and elevating the Sunshine brand in the real estate market in the new era of the country and the nation.
- **Continued Focus on Target Customers:** With a clearly defined focus on customers with genuine housing needs, Sunshine Homes remains dedicated to developing products primarily for end-users.
- **Enhancing Core Product Value:** The Company will continue to invest in the research and development of new technological solutions, consistently upgrading, streamlining, and expanding its portfolio of smart applications integrated into residential products. This initiative is aimed at creating a suite of technology-driven real estate products that offer cultural experiences while preserving and celebrating Vietnam's heritage. In addition, Sunshine Homes will prioritize the development of green, ecological spaces across all projects, with a particular emphasis on delivering high-quality living standards and superior customer experiences.
- **Application of Technology in Real Estate:** Digital technology is driving profound changes in the real estate industry, influencing not only transaction methods but also improving project management and operational efficiency. The application of technology facilitates the automation of numerous processes, thereby reducing errors and saving time, which in turn optimizes resources and enhances productivity. Furthermore, data analytics tools provide deeper insights into customer needs, enabling more effective marketing and sales strategies. Technology also plays a critical role in enhancing transparency and security in transactions, thereby building trust with customers and partners. Additionally, online platforms assist the Company in expanding its market reach, increasing investment opportunities, and promoting sustainable growth in an increasingly competitive environment.

Above is the Report on the activities of the Board of Directors of Sunshine Homes Development Joint Stock Company in 2024 and the Operation Plan for 2025.

Respectfully submitted to the General Meeting of Shareholders for approval.

Sincerely,

**ON BEHALF OF THE BOARD OF DIRECTORS  
CHAIRMAN OF THE BOARD OF DIRECTORS**

**NGUYEN XUAN ANH**

CT.C.P.  
1/2





No.: 02/2025/SSH/BC-BDH

Hanoi, April 1<sup>st</sup>, 2025

**REPORT OF THE EXECUTIVE BOARD ON 2024  
BUSINESS PERFORMANCE AND 2025 BUSINESS PLAN**

- *Respected General Meeting of Shareholders;*
- *Respected Board of Directors;*
- *Respected Delegates, Esteemed Shareholders, and Media Representatives.*

On behalf of the Executive Board of Sunshine Homes Development Joint Stock Company ("SSH"), I hereby present to the General Meeting of Shareholders the business performance results for 2024 and the business plan for 2025 as follows:

**I. Evaluation of Business Performance in 2024**

**1. General Assessment**

In 2024, the global economy continued its recovery process at a slow and uneven pace, amidst prolonged risks affecting supply chains and international commodity prices. Although global inflation showed significant improvement compared to 2023, many major economies began reducing interest rates to ease financial conditions and support growth.

Contrary to global trends, Vietnam's economy maintained an impressive growth momentum, achieving a GDP growth rate of 7.09% in 2024, exceeding the target set by the Government. This achievement demonstrates the economy's stability and strong resilience despite challenges from the international environment.

The capital market gradually improved as the State Bank of Vietnam implemented various monetary policies to support capital markets. This created favorable conditions, enabling businesses and investors to access capital at lower interest rates.

Notably, the real estate market recorded positive developments following the National Assembly's approval of three key laws: the 2024 Land Law, the 2023 Housing Law, and the 2023 Real Estate Business Law. These legal updates contributed to enhancing transparency and strengthening investor and business confidence in the real estate sector.

According to the Vietnam Association of Realtors (VARs), in 2024, the real estate market saw substantial growth, with approximately 81,000 products offered, a 40% increase from 2023. Successful transactions exceeded 47,000 products, with an absorption rate of about 72%, of which more than 50% were investment-driven transactions.

**1.1. Business Performance Indicators:**

- The following are some key business performance indicators achieved by the company:

No.	Indicator	Unit	2023	2024	Growth (%)
1	Total Assets	VND Billion	13,200.83	14,394.87	9.05



2	Shareholder's Equity	VND Billion	5,840.45	6,519.55	11.63
3	Total Revenue	VND Billion	3,858.93	3,363.53	(12.84)
3.1	Net Revenue from Sales and Services	VND Billion	2,901.24	2,933.92	1.13
3.2	Financial Revenue	VND Billion	957.69	429.61	(55.14)
4	Pre-Tax Profit	VND Billion	1,626.89	1,029.17	(36.74)
5	Net Profit After Tax	VND Billion	1,299.49	817.07	(37.12)
6	Profit after tax/Net revenue	%	44.79	27.85	(16.94)
7	Profit after tax/Equity (ROE)	%	24.89	14.38	(10.51)

*Data according to the audited consolidated financial statements for 2024, unit: billion VND*

- The company's total assets in 2024 reached VND 14,394.87 billion, an increase of 9.05% compared to 2023. This growth was primarily driven by increases in cash and cash equivalents, inventory, and short-term receivables.
- The Company's equity increased by 11.63% compared to the same period last year, primarily due to the growth in after-tax profit during the past fiscal year.
- Net revenue from sales and services in 2024 reached VND 2,933.92 billion, up 1.13% compared to 2023.
- Financial revenue decreased by 55.14% compared to 2023, reaching only VND 429.61 billion. This decline was mainly due to the Company's withdrawal of loaned funds to reinvest in capital contributions to potential projects.
- After-tax profit reached VND 817.07 billion, down 37.12% compared to the previous year. This decline was primarily due to a significant increase in the cost of goods sold compared to 2023, directly impacting the Company's profit margin and overall business performance.
- Return on equity (ROE) reached 14.38%, decreasing by 10.51% compared to 2023.

### **1.2. Investment activities in construction projects:**

As of now, SSH and its subsidiaries have successfully completed the construction and put into operation the following six (06) projects, including:

- Sunshine Center Project (Investor: Sunshine Homes Development Joint Stock Company);
- Sunshine Palace Project (Investor: Anh Duong Star Joint Stock Company);
- Sunshine Garden Project (Investor: Anh Duong Star Joint Stock Company);
- Sunshine City Project (Investor: Xuan Dinh Construction Investment Joint Stock Company);
- Sunshine Capital Tay Thang Long Project (Investor: Xuan La Construction Investment Joint Stock Company);
- Sunshine Green Iconic Project (Investor: Long Bien Construction Investment Joint Stock Company).

Regarding investment and construction activities, the Company continuously innovates and



enhances progress monitoring and quality management to ensure strict compliance with labor safety, technical, and aesthetic standards. Strengthening control processes not only guarantees superior construction quality but also ensures high applicability, providing a safe and convenient living experience for users.

In addition to its outstanding strength in the smart real estate sector, leveraging the resources of a multi-industry and multi-field corporation, the Company aims to develop real estate products integrated with a comprehensive ecosystem of amenities. The Company's objective is to enhance residents' quality of life by providing perfect living spaces with full amenities that meet all modern living needs, including essential facilities such as:

- High-quality education: Establishing a system of inter-level schools with advanced curricula, integrating technology into teaching and management, creating optimal learning conditions for future generations.
- Commercial and entertainment centers: A network of shopping malls, entertainment areas, cinemas, and high-end restaurants, offering a diverse shopping and entertainment experience.
- Sports and wellness facilities: Gyms, yoga studios, swimming pools, multi-purpose sports courts, jogging tracks,... to help residents maintain a healthy lifestyle.
- Community spaces: Common areas, cultural houses, libraries, gardens,... to encourage interaction and connection among residents, fostering a civilized and cohesive community.
- Synchronized transportation infrastructure: Spacious internal roads, smart parking lots, electric vehicle charging stations, and a public transport system conveniently connected to the city center.

With continuous efforts, the Company continues to affirm its pioneering position in the high-tech real estate sector, committed to delivering high-quality, modern, and sustainable products that contribute to enhancing the quality of life for the community.

### ***1.3. M&A Activities and Project Development:***

During the year, the Company implemented Resolution No. 13/2024/SSH/NQ-BOD dated December 2, 2024, of the Board of Directors, completing the acquisition of 99.115% of the charter capital (equivalent to 40,637,308 shares) of Long Bien Construction Investment Joint Stock Company at a transfer price of VND 542,000,000,000.

In addition, in 2024, the Company and its subsidiaries signed deposit contracts to purchase shares of investment companies owning large projects, including: Sunshine Grand Capital Project, Noble Empire Project, Noble Crystal Tay Ho Project, The Phoenix Garden Project. The total value of the share transfer transactions for these projects exceeded VND 4,000 billion, of which deposit payments accounted for approximately VND 2,400 billion.

### ***1.4. Human Resource Management and Employee Benefits:***

In 2024, the real estate market experienced significant positive changes, creating substantial growth opportunities for businesses. In response, the Company proactively strengthened its workforce across both the parent company and its subsidiaries to enhance operational capacity and meet the demands of business expansion. As of December 31, 2024, the Company's total workforce reached 182 employees, reflecting a 9.64% increase from 166 employees in 2023.

**Training and Development Policies:** The Company consistently prioritizes employee training and professional development, ensuring that all staff members continuously improve their skills to meet job requirements and industry standards as stipulated by legal regulations and internal policies. The training programs are systematically designed to enhance employees' competencies,



update them on new industry trends, and ultimately contribute to the Company's overall growth and success.

**Salary, Bonus, and Welfare Policies:** The company implements attractive compensation policies, ensuring benefits and motivating employees, including:

- **Competitive income:** Fixed salary, KPI-based salary, sales bonuses, and additional rewards for holidays, Tet, birthdays, etc., in compliance with Company regulations.
- **Insurance & benefits:** employees are entitled to full benefits, including Health Insurance (HI), Social Insurance (SI), and Unemployment Insurance (UI), in accordance with applicable laws.
- **Bonuses for individuals and teams** with outstanding achievements.
- **Financial assistance** for employees in cases of illness, maternity leave, or family events such as weddings and funerals.
- **Various initiatives** to enhance employees' well-being and strengthen team cohesion.

The above compensation policy not only demonstrates the Company's commitment to employees' material and mental well-being but also serves as a key motivation for each individual to remain dedicated and contribute to the sustainable growth of the business.

#### **1.5. Financial activities - capital:**

In 2024, the Company's financial operations and capital mobilization effectively met the funding needs for its core real estate business activities, both at the parent company and subsidiary levels. The Company proactively managed cash flow, sought suitable funding sources, and ensured operational stability while laying the foundation for sustainable future growth.

#### **1.6. Operational management of other specialized departments of subsidiaries:**

In 2024, the Executive Board implemented various policies and solutions to ensure the flexible and efficient management of the Company's specialized departments, including:

- In accordance with the 2024 General Meeting of Shareholders' Resolution, the Company revised and supplemented its Internal Corporate Governance Regulations.
- Additionally, the Executive Board focused on enhancing the professional capabilities of its workforce through training programs and in-depth seminars, enabling departments to operate efficiently while adapting flexibly to market changes. Moreover, initiatives to encourage innovation and streamline workflows were introduced to foster a proactive and creative work culture, thereby improving overall system performance.

### **2. Evaluation of 2024 Business Plan Execution**

No.	Indicator	Target	Actual Performance	% Achievement vs. Target
1	Total Revenue	4,000	3,363.53	84.09%
2	Net Profit After Tax	1,050	817.07	77.82%

*Data according to the audited consolidated financial statements for 2024, unit: billion VND*

- The Company's total revenue reached VND 3,363.53 billion, achieving 84.09% of the target set.
- Net profit after tax amounted to VND 817.07 billion, fulfilling 77.82% of the 2024 target.

Although the Company did not fully achieve its revenue and profit goals as set by the General Meeting of Shareholders in 2024, the Executive Board acknowledges and highly appreciates the relentless efforts of all employees. Their dedication and sense of responsibility have



played a crucial role in maintaining stable business operations while laying a solid foundation for future growth. The Executive Board firmly believes that with the unity and determination of all employees, the Company will overcome challenges and achieve even greater success in the future.

## II. Executive Board's Business Plan for 2025

### 1. Business Targets for 2025

In 2025, the market is expected to witness several positive developments, creating opportunities for real estate businesses to thrive. However, alongside these optimistic signals, significant challenges remain, requiring companies to adopt proactive and flexible business strategies. Based on a comprehensive assessment of the Company's internal resources and subsidiaries, as well as a thorough evaluation of market conditions, SSH has formulated the following business targets for 2025:

Indicator	2025 Target (billion VND)
Total Revenue	4,000
Profit Before Tax	500

### 2. Strategies and Solutions for Business Development to Ensure the Execution of the 2025 Business Plan and the 2024-2026 Period

Aiming for sustainable development, SSH remains committed to developing high-quality real estate products that meet market demands and directly serve end-users. In 2025, the Company will continue to enhance technology integration, foster community values, and optimize management efficiency. Notably, the restructuring process in collaboration with Sunshine Group will mark a significant milestone, driving strong growth momentum and elevating SSH's market position. The key strategic focuses for the upcoming period include:

- **Sustainable Product Development:** SSH will focus on developing mid-range, high-end, and luxury real estate products, integrating advanced technologies to enhance the quality of living experiences. The Company places great emphasis on eco-friendly and green elements, developing environmentally sustainable projects and building a comprehensive ecosystem of amenities. This ensures that residents not only enjoy a premium living space but also have access to modern and convenient services.
- **Enhancing the application of technology:** The Company will continue to strengthen the application of digital technology in real estate operations to improve management efficiency, optimize transaction processes, and enhance customer experiences. The integration of cutting-edge technologies such as Artificial Intelligence (AI), Big Data, and the Internet of Things (IoT) will improve market forecasting, asset management, and project operations with precision and efficiency. Additionally, Virtual Reality (VR) and Augmented Reality (AR) technologies will provide potential buyers and renters with the ability to view properties remotely and experience virtual simulations of projects under development. SSH will also develop online platforms and digital transaction tools to facilitate customer engagement, allowing them to easily access information, conduct transactions, and monitor project progress. The Company believes that digital transformation will not only drive revenue growth but also enhance operational efficiency, improve transparency, and strengthen security in real estate transactions.
- **Fostering Community Values:** In addition to developing modern living spaces, SSH remains committed to preserving Vietnam's cultural heritage and historical values. The Company aims to create sustainable urban developments that meet international standards, thereby enhancing



the quality of life for residents and the community.

- **Strengthening Corporate Governance and Risk Management:** SSH prioritizes improving management capabilities to ensure efficient business operations. The Company also implements strict risk management measures to maintain operational stability and promote sustainable growth. By proactively identifying and mitigating potential risks, SSH ensures the long-term success and resilience of its business.
- **Restructuring Plan with Sunshine Group:**
  - The strategic restructuring with Sunshine Group aims to create a unified governance and management system, maximizing the synergies across the Group to drive sustainable growth. This restructuring will allow SSH to leverage Sunshine Group's strong financial resources, ensuring stable capital flow for large-scale projects, thereby enhancing investment capacity and project execution efficiency. Additionally, the restructuring strategy will provide a significant competitive advantage by aligning business strategies, integrating customer networks, and leveraging the strength of the Sunshine brand. This not only enhances brand value but also solidifies the Group's position in the real estate market, leading to the development of high-quality, premium projects that attract strong customer interest.
  - Furthermore, operational cost optimization is a key benefit of the restructuring process, as it enables the consolidation of management, human resources, technology, and operational processes. This integration helps the Company minimize operating expenses, enhance work efficiency, and improve profitability. By fully leveraging Sunshine Group's service ecosystem and supply chain, member companies can capitalize on economies of scale, optimize input costs, and enhance service quality, delivering comprehensive benefits across the entire ecosystem.
  - To implement the restructuring process and maximize resource efficiency between the Company and Sunshine Group, extensive internal transformations will be required at each company level. Additionally, the legal procedures related to the restructuring must be approved by the relevant regulatory authorities. To achieve this, the Executive Board seeks the support and consensus of shareholders and the General Meeting of Shareholders of both companies, ensuring that all decisions align with shareholder interests and the Company's long-term sustainable development.

The above constitutes the full content of the Executive Board's Business Performance Report for 2024 and the Business Plan for 2025.

Respectfully submitted to the General Meeting of Shareholders for consideration and approval.

***Receiving places:***

- As above;
- BOD, Executive Board;
- Office records.

**CHIEF EXECUTIVE OFFICER**

**JUN SUNGBAE**





No. 04/2025/SSH/BC-BKS

Hanoi, April 1<sup>st</sup>, 2025

**REPORT  
ACTIVITIES OF THE SUPERVISORY BOARD IN 2024  
SUNSHINE HOMES DEVELOPMENT JOINT STOCK COMPANY**

- Pursuant to the Law on Enterprises No. 59/2020/QH14 issued by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020, effective from January 1, 2021, and its guiding documents;
- Pursuant to Circular No. 116/2020/TT-BTC, which provides guidance on certain provisions regarding corporate governance applicable to public companies, as stipulated in Decree No. 155/2020/ND-CP dated December 31, 2020, issued by the Government, detailing the implementation of specific provisions of the Securities Law;
- Pursuant to the Resolution of the Annual General Meeting of Shareholders in 2024 of Sunshine Homes Development Joint Stock Company ("the Company");
- Pursuant to the 2024 audited financial statements and the actual business operations of the Company.

The Supervisory Board has performed its duties in accordance with the applicable legal regulations and the Company's Charter, and hereby presents to the General Meeting of Shareholders on the following key matters:

**I. Organization and Activities of the Supervisory Board**

**1. Organization of the Supervisory Board**

The members of the Supervisory Board in 2024 consist of 3 members, including 1 Chairman and 2 members, as follows:

- Ms. Nguyen Thi Thu Thuy – Head of the Supervisory Board
- Mr. Tran Dang Khoa – Member of the Supervisory Board
- Ms. Le Thi Thu Giang – Member of the Supervisory Board

**2. Tasks Performed in 2024**

- ❖ The Supervisory Board operated in full compliance with its established Operational Regulations. In 2024, the Supervisory Board conducted oversight and inspections, focusing on the following key areas:
  - Representatives of the Supervisory Board attended meetings of the Board of Directors ("BOD"). During these meetings, they discussed and provided feedback to the BOD and the Executive Board on matters related to the Company's business operations;
  - The Supervisory Board conducted inspections and oversight to ensure compliance with legal regulations and internal company policies in the management and administration of the business by the BOD and the Executive Board;
  - Monitored the performance of the BOD, the Executive Board, and the management team in implementing Resolutions and Decisions passed by the General Meeting of Shareholders ("GMS") and the BOD;
  - Reviewed the legality, procedural compliance, and issuance of Resolutions and Decisions



by the BOD and the Executive Board to ensure adherence to legal and corporate regulations;

- Audited the Company's Financial Statements to assess the accuracy, transparency, and compliance of financial data with Vietnamese Accounting Standards ("VAS"), corporate accounting policies, and applicable laws;
- Monitored the Company's compliance with information disclosure regulations in accordance with legal requirements;
- Reviewed and supervised related-party transactions to ensure compliance with VAS, corporate accounting policies, and applicable laws;
- Performed other duties in accordance with the legal framework, the Company's Charter, and the Resolutions of the GMS.
- ❖ In 2024, the Supervisory Board held two meetings to assess the Company's performance, with full participation from all members. The key discussions included:
  - Evaluating the Company's business performance through the review of the 2024 Financial Statements;
  - Examining and assessing the business results for the first half of 2024 and planning the Supervisory Board's activities for the second half of 2024.

### 3. Remuneration, Salaries, and Other Benefits of the Supervisory Board

The members of the Supervisory Board received full remuneration for 2024 in accordance with Resolution No. 01/2024/SSH/NQ-ĐHĐCĐ of the General Meeting of Shareholders dated May 20, 2023, with a total amount of VND 240,000,000. The details are as follows:.

No.	Full Name	Position	Remuneration (VND)
1	Nguyen Thị Thu Thuy	Head of the Supervisory Board	120,000,000
2	Tran Dang Khoa	Member	60,000,000
3	Le Thi Thu Giang	Member	60,000,000

Operating Expenses: None

### 4. Coordination Between the Supervisory Board, the Board of Directors, the Executive Board, and Shareholders

In 2024, the Supervisory Board actively and closely coordinated with the Board of Directors and the Executive Board in performing its assigned functions and duties. The Board of Directors and the Executive Board facilitated the Supervisory Board in fulfilling its responsibilities.

The Supervisory Board was provided with information and relevant documents regarding the Company's operations in accordance with the provisions of the Law on Enterprises and the Company's Charter.

The Supervisory Board received full information regarding Board of Directors meetings, business plans of the Company for the period, and was invited to attend Board meetings. These meetings provided opportunities for the Supervisory Board and the Board of Directors to discuss and address critical issues related to the Company's operations.



The Supervisory Board, the Board of Directors, and the Executive Board always stood ready to coordinate with shareholders in accordance with the spirit of the prevailing Law on Enterprises to address shareholder concerns and maximize information accessibility through public disclosures, media activities, events, or direct communication with requesting shareholders.

During the year, the Supervisory Board did not receive any shareholder complaints regarding violations by the Board of Directors, the Executive Board, the Supervisory Board, or the Company's management in carrying out their assigned responsibilities.

## **II. Supervisory Results for the Board of Directors**

- ❖ The Board of Directors held both regular and extraordinary meetings in an expanded format, allowing participation from members of the Executive Board, the Supervisory Board, and specialized departments. These meetings were conducted in compliance with the Company's Charter and adhered strictly to the Resolutions of the General Meeting of Shareholders.
- ❖ The Board of Directors proactively assessed the market and issued resolutions and decisions within its authority, based on the Company's business performance. These decisions complied with applicable laws and the Company's Charter, providing strategic direction for the Executive Board.
- ❖ In 2024, the Board of Directors convened 16 meetings and issued 16 resolutions, all of which were properly documented in meeting minutes. The resolutions and decisions issued by the Board followed the correct procedures, complied with its authority, and were legally valid under applicable laws and the Company's internal regulations. The Board of Directors discussed and resolved several key matters related to the Company's operations, including:
  - Approval of the agenda and documents for the 2024 Annual General Meeting of Shareholders and the Company's 2024 business plan;
  - Approval of the execution of the share acquisition plan in Long Bien Investment and Construction Joint Stock Company, as outlined in Proposal No. 08/SSH/TTr-HĐQT, which was approved by the 2024 Annual General Meeting of Shareholders on April 13, 2024;
  - Approval of the use of the Company's and its subsidiaries' assets as collateral for financial obligations at Ho Chi Minh City Development Joint Stock Commercial Bank (HDBank) and Vietnam Prosperity Joint Stock Commercial Bank (VPBank);
  - Approval of transactions with insiders and related parties under the authority of the Board of Directors;
  - Approval of the appointment of the Company's Chief Financial Officer;
  - Other matters within the Board's authority.

Based on its oversight, the Supervisory Board concludes that the Board of Directors has effectively fulfilled its role in strategic planning, policy-making, business operations oversight, financial management, and risk management, ensuring transparency and accuracy in financial reporting. This has been particularly important given the challenges posed by economic fluctuations.

## **III. Supervisory Results for the Executive Board**

- The year 2024 marked a period of economic recovery and stable growth. The Executive



Board proactively and effectively managed operations in strict compliance with the Resolutions of the General Meeting of Shareholders and the Board of Directors. Additionally, the Executive Board proposed necessary measures to the Board of Directors to enhance business efficiency, playing a crucial role in maintaining the Company's revenue and profitability amid economic challenges;

- The Executive Board implemented various policies and solutions to manage and operate the Company's departments with flexibility and efficiency. Measures were adopted to boost revenue, reduce costs, and strengthen business operations to maximize performance. These efforts have gradually improved the Company's capacity, reputation, and brand image while ensuring capital preservation, job stability, and income for employees;
- The Executive Board issued decisions and proposals within its authority, in compliance with applicable laws and the Company's Charter;
- The Supervisory Board concurs with the 2024 Report of the Executive Board;
- Throughout the year, the Supervisory Board did not receive any complaints or petitions regarding the management activities of the Executive Board.

#### **IV. Supervisory Results on the Company's Operations and Financial Performance**

##### **1. Preparation and Audit of Financial Statements**

- The Company's financial statements for the year were fully prepared in accordance with Vietnamese Accounting Standards (VAS).
- The Company's 2024 financial statements have been audited by Deloitte Vietnam Limited. Upon reviewing and assessing the financial statements, the Supervisory Board concurs with Deloitte Vietnam Limited's opinion "The financial statements presents fairly, in all material respects, the financial position of the Company as of December 31, 2024, as well as its financial performance and cash flows for the fiscal year then ended, in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and relevant legal regulations on financial statements preparation and presentation".

##### **2. Business Performance Results**

No.	Indicator	Actual 2023	Plan 2024	Actual 2024	Actual/Plan 2024 (%)	Actual 2024/Actual 2023 (%)
(1)	(2)	(3)	(4)	(5)	(5)/(4)	(5)/(3)
1	Total Revenue (Billion VND)	3,858.9	4,000	3,363.5	84.09%	87.16%
2	Net Profit After Tax (Billion VND)	1,299.5	1,050	817.1	77.82%	62.88%

- Total revenue in 2024 reached VND 3,363.5 billion, a decrease of VND 495.4 billion, equivalent to 87.16% compared to 2023, and achieving 84.09% of the 2024 target.
- Net profit after tax in 2024 was VND 817.1 billion, a decline of VND 482.4 billion, equivalent to 62.88% compared to 2023, and achieving 77.82% of the 2024 target.

Despite facing numerous challenges and difficulties in 2024, including the severe impacts of Typhoon No. 3 – Yagi, the Vietnamese economy continued to demonstrate positive growth. The real estate market also exhibited a strong recovery following a challenging period, driven



by macroeconomic stability and supportive government policies. Notably, the Law on Housing 2023, the Law on Real Estate Business 2023, and the Law on Land 2024 officially came into effect on August 1, 2024, five months earlier than originally planned. These legislative changes have strengthened the legal framework governing the real estate sector, fostering a new phase of development characterized by greater security, stability, and sustainability.

Against this backdrop, the Company's performance in 2024 are highly commendable.

### 3. Financial Position as of December 31, 2024

Key financial indicators for 2024 are as follows:

No.	Indicator	Unit	2024	2023
1	<i>Asset Structure Indicators</i>			
	<i>Current assets/Total assets</i>	%	59.98%	47.90%
	<i>Non-current assets/Total assets</i>	%	40.02%	52.10%
2	<i>Capital Structure Indicators</i>			
	<i>Total liabilities/Total capital</i>	%	54.71%	55.76%
	<i>Owners' equity/Total capital</i>	%	45.29%	44.24%
3	<i>Liquidity Ratios</i>			
	<i>Quick ratio = (Cash and cash equivalents + Trade and other receivables + Short-term financial investments) / Current liabilities</i>	Times	1.72	1.62
	<i>Current ratio = Current assets / Current liabilities</i>	Times	1.90	1.88
4	<i>Profitability Ratios</i>			
	<i>Net profit after tax / Net revenue</i>	%	27.85%	44.79%
	<i>Net profit after tax / Owners' equity</i>	%	14.38%	24.89%

#### 3.1 Asset Structure

The Company's total assets amounted to VND 14,394.9 billion, of which current assets accounted for 59.98% of total assets, while non-current assets made up 40.02%.

Total assets increased by VND 1,194 billion, equivalent to a 9% growth compared to the previous year. This increase was primarily driven by a rise in short-term receivables by over VND 1,903.1 billion, cash and cash equivalents by over VND 381.2 billion, long-term financial investments by VND 120.7 billion, construction in progress by VND 104.9 billion, investment properties by VND 87.6 billion, and short-term assets by VND 55.3 billion. At the same time, short-term receivables were reduced by over VND 1,437.9 billion as part of an asset restructuring effort to better align with business operations.

#### 3.2 Capital Structure

The Company's total capital amounted to VND 14,394.9 billion, consisting of the following components:

- Total liabilities: VND 7,875.3 billion, accounting for 54.71% of total capital.
- Total shareholders' equity: VND 6,519.6 billion, representing 45.29% of total capital.

#### 3.3 Liquidity and Solvency

In 2024, the Company maintained sufficient financial resources to meet its short-term debt



obligations, ensuring stable operations and the well-being of employees.

### **3.4 Profitability Ratios**

Profit after tax/Net revenue: 27.85%, a decrease of 16.94 % compared to 2023.

Profit after tax/Shareholders' equity (ROE): 14.38%, a decrease of 10.51% compared to 2023.

### **3.5 Transactions with Related Parties**

Transactions with related parties arising during the 2024 financial year are disclosed in the audited 2024 financial statements. The approval process and procedures for related-party transactions were strictly conducted in compliance with legal regulations and the Company's Charter.

## **V. Recommendations and 2025 Operational Plan of the Supervisory Board**

### **5.1 Recommendations of the Supervisory Board**

Based on the assessment of the Company's operations, the Supervisory Board presents the following recommendations to the Board of Directors and the Executive Board:

- The year 2025 may provide modest support for global economic activities due to lower inflation and ongoing monetary easing in several economies. However, risks remain, including geopolitical conflicts, escalating trade tensions, and high borrowing costs in many countries. Vietnam's economy is expected to maintain its positive growth momentum but will continue to face both opportunities and challenges. To ensure the successful implementation of the 2025 business plan, the Supervisory Board recommends that the Board of Directors introduce new and more effective strategies to guide the Executive Board's action plans.
- Implementation of the 2025 Business Plan: The Board of Directors should introduce additional measures to strengthen business management, closely monitor macroeconomic fluctuations, and stay updated on changes in real estate and securities market policies that may impact the Company's business operations. A thorough analysis of these factors should be conducted to develop timely and effective governance and operational solutions.
- Financial Management: The Company should exercise stringent control over capital mobilization and optimize capital allocation across projects to ensure financial stability. Strengthening financial capacity, proactively securing funding for business activities, and enhancing risk management practices are essential to safeguarding capital and effectively managing resources for operations in 2025 and beyond.
- Human Resources Management: The Company should continue its human resource development strategy by refining the management system, streamlining organizational structures, and optimizing management units at all levels to maximize resource efficiency.
- Further improvements to the work environment should be pursued, along with strengthening the organizational structure and enhancing policies to improve the quality of human resources, ensuring they meet the increasingly high demands of business operations.

### **5.2 2025 Operational Plan of the Supervisory Board**

- The Supervisory Board will continue to carry out inspection and supervision activities in accordance with its Operational Regulations.
- It will ensure compliance with the Supervisory Board's approved plans and resolutions of



the General Meeting of Shareholders (GMS).

- Strengthen oversight of the Company's compliance with regulations and policies in corporate governance and business operations.
- Review and examine major transactions and significant business dealings of the Company.
- Assess and verify financial statements at different reporting periods to ensure accuracy, transparency, and compliance with Vietnamese accounting standards, financial regulations, and policies.
- Conduct control and inspection activities at least once every six months, with additional unscheduled reviews if necessary.
- Monitor the Board of Directors and the Executive Board in implementing the resolutions of the 2024 General Meeting of Shareholders.
- Perform other duties in accordance with the functions and responsibilities of the Supervisory Board.

The Supervisory Board hereby submits this report to the General Meeting of Shareholders for consideration and approval.

**ON BEHALF OF THE SUPERVISORY BOARD  
HEAD OF THE SUPERVISORY BOARD**

**NGUYEN THI THU THUY**



**SUNSHINE HOMES DEVELOPMENT  
JOINT STOCK COMPANY**

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



No: 01/SSH/TTr-HDQT

Hanoi, April 1<sup>st</sup>, 2025

**PROPOSAL**

(Re: Approval of the Audited Financial Statements for 2024 and the Profit Distribution Plan for 2024)

**To: The General Meeting of Shareholders of Sunshine Homes Development  
Joint Stock Company**

- Pursuant to the Law on Enterprises No. 59/2020/QH14 issued by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020, effective from January 1, 2021, and its guiding documents;
- Pursuant to the Law on Securities No. 54/2019/QH14 issued by the National Assembly of the Socialist Republic of Vietnam on November 26, 2019, effective from January 1, 2021, and its guiding documents;
- Pursuant to the Charter on the organization and operation of Sunshine Homes Development Joint Stock Company ("Company");
- Pursuant to the 2024 Separate Financial Statements and the 2024 Consolidated Financial Statements of Sunshine Homes Development Joint Stock Company, which were audited by Deloitte Vietnam Audit Company Limited.

**The Board of Directors respectfully requests the following matters to the General Shareholders' Meeting for approval:**

**1. Approval of the 2024 Audited Separate and Consolidated Financial Statements**

The Board of Directors respectfully requests to the General Meeting of Shareholders for approval of the 2024 Audited Separate Financial Statements and the 2024 Audited Consolidated Financial Statements of the Company.

The full version of the financial statements has been publicly disclosed in accordance with regulations and is available on the Company's website at the following link: <https://ssh.vn/bao-cao-tai-chinh/>

Below are key financial indicators from the 2024 financial statements:

Unit: billion VND

No.	Indicator	Separate FS (billion VND)	Consolidated FS (billion VND)
1	<b>Total Assets</b>	<b>5,178.30</b>	<b>14,394.87</b>
1.1	Current Assets	290.42	8,633.53
1.2	Non-current Assets	4,887.88	5,761.34
2	<b>Total Capital</b>	<b>5,178.30</b>	<b>14,394.87</b>





2.1	Liabilities	247.72	7,875.32
2.2	Owners' Equity	4,930.58	6,519.55
3	Net Revenue	114.69	2,933.92
4	Profit Before Tax	489.90	1,029.17
5	Profit After Tax	489.90	817.07

\* The figures are based on the audited separate and consolidated financial statements for 2024.

## 2. 2024 Profit Distribution Plan

To focus resources on business operations for 2025, the Board of Directors respectfully submits to the General Meeting of Shareholders for approval of the 2024 profit distribution plan as follows:

Unit: billion VND

No.	Indicator	Amount (billion VND)
<b>I</b>	<b>Undistributed Profit After Corporate Income Tax</b>	<b>1,180.90</b>
1	Undistributed accumulated profit after tax by the end of 2023	691.00
2	Undistributed profit after tax this period	489.90
<b>II</b>	<b>2024 Profit Distribution Plan</b>	<b>0</b>
1	Provision for Parent Company's Funds	0
1.1	Development Investment Fund	0
1.2	Reward and Welfare Fund	0
1.3	Executive Reward Fund	0
1.4	Social Security Fund	0
2	Dividend Payment for 2024	0
<b>III</b>	<b>Remaining Profit After Tax [(III) = (I) – (II)]</b>	<b>1,180.90</b>

\* The figures are based on the audited separate financial statements for 2024.

The Board of Directors respectfully submits this for consideration and approval by the General Shareholders' Meeting.

Sincerely,

**ON BEHALF OF THE BOARD OF DIRECTORS  
CHAIRMAN OF THE BOARD OF DIRECTORS**

**NGUYEN XUAN ANH**







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**CURRICULUM VITAE**

1. Full of name: Jun Sungbae      Gender: Male
2. Date of Birth: April 23, 1985      Place of Birth: Gangwon-do, South Korea
3. Nationality: South Korea
4. ID Card/Citizen ID/Passport Number: M95589872      Date of issue: April 19, 2018  
     Place of issue: Ministry of Foreign Affairs
5. Permanent Address: 5174, Hoguk-ro, Galmal-eup, Cheorwon-gun, Gangwon-do, South Korea.
6. Phone Number: 0971110707      Email: [jun@noble.vn](mailto:jun@noble.vn)
7. Educational Background: Bachelor's degree
8. Professional Qualifications: Certified tax accountant, CFA level 2
9. Work Experience:

No.	Time	Organization	Position & Responsibilities
1	From 12/2009 to 02/2010; From 12/2011 to 02/2012	National Tax Service, South Korea	Customer Service Team (Income Tax & Withholding Tax)
2	From 01/2011 to 05/2011	The Tax Tribunal, South Korea	Tax Judge Assistant (Internship)
3	From 01/2013 to 07/2018	Springmount Services, Australia	Building Management Supervisor
4	From 01/2022 to 04/2023	Ksfinance Investment Joint Stock Company, Vietnam	International Sales Director
5	From 04/2023 to Present	Saigon Sunshine Group Joint Stock Company, Vietnam	Deputy Director of International Business
6	From 07/2024 to 03/2025	Noble Real Estate Business Joint Stock Company, Vietnam	Chairman Of The Board Of Directors

10. Current Position at Sunshine Homes Development Joint Stock Company (if any): Chief Executive Officer.
11. Other Positions Currently held in Other Organizations: Deputy Director in charge of International Business at Saigon Sunshine Group Joint Stock Company.
12. Number of Shares Held: 0, equivalent to 0% of charter capital
13. Holding commitments (If any): None



14. List of Related Persons of the Declarant<sup>1</sup>:

No.	Name of Individual/ Organization	ID Card/Passport Number (for individuals) or Business Registration Certificate Number, Operating License, or Equivalent Legal Document (for organizations), Date of Issue, Place of Issue	Number of Shares Held in Sunshine Homes Development Joint Stock Company (if	Relationship
1	Jun You Sun	M91057717 issued by the Ministry of Foreign Affairs on Ferbruary 07, 2020	0	Father
2	Yoon Jungsoon	M52382486 issued by the Ministry of Foreign Affairs on December 11, 2015	0	Mother
3	Jeon Seong Ha	M973V9515 issued by the Ministry of Foreign Affairs on November 16, 2022	0	Sister
4	Jun Huy Hoang	P00612851 issued by the Immigration Department – Ministry of Public Security on October 06, 2022	0	Son
5	SAIGON SUNSHINE GROUP JOINT STOCK COMPANY	0315210233, issued by the Department of Planning and Investment of Ho Chi Minh City for the first time on August 8, 2018	0	Deputy Director in charge of International Business

15. Related Interests with Sunshine Homes Development Joint Stock Company (if any): None

16. Conflicting Interests with Sunshine Homes Development Joint Stock Company (if any): None

**I hereby certify that all the above statements are true and correct. I take full responsibility before the law for any inaccuracies.**

*Ha Noi*, Date *01*. Month *09*. Year *2025*

**Declarant**

*Jun Sungbae*

<sup>1</sup> "Related persons" are defined under Clause 46, Article 4 of the 2019 Securities Law and Clause 23, Article 4 of the 2020 Law on Enterprises.





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**CURRICULUM VITAE**

1. Full of name: Nguyen Nam Viet Gender: Male
2. Date of birth: 16/09/1993 Place of birth: Hung Yen
3. Nationality: Vietnam
4. ID Card/Citizen ID/Passport Number: 033093013046 Date of issue 27/09/2021 Place of issue: The police department on administrative management of social order
5. Permanent Address: Minh Tien Commune, Phu Cu District, Hung Yen Province
6. Phone number: 0971852558 Email: namviet1609@gmail.com
7. Educational Background: University level
8. Professional Qualifications: Accountant
9. Work Experience:

No.	Time period	Workplace	Position
1	From October 2015 to October 2018	Unistar International Auditing Company Limited	Auditor Assistant
2	From October 2018 to November 2020	Sunshine Group Development Joint Stock Company	Accountant
3	From November 2020 to July 2021	Sunshine Group Joint Stock Company	Accountant
4	From July 2021 to present	KS Group Joint Stock Company	Chief accountant
5	From February 2023 to present	Sunshine Tay Ho Joint Stock Company	Chief accountant
6	From April 2019 to present	Northern Infrastructure Investment and Construction Company Limited	Chief accountant



7	From February 2020 to present	Gold Dragon Investment Company Limited	Chief accountant
8	From 2019 to present	Sunshine Entertainment Joint Stock Company	Chief accountant

10. Current Position at Sunshine Homes Development Joint Stock Company (if any): None

11. Other Current Positions in Other Organizations:

- Chief accountant at KS Group Joint Stock Company
- Chief accountant at Sunshine Tay Ho Joint Stock Company
- Chief accountant at Northern Infrastructure Investment and Construction Company Limited
- Chief accountant at Gold Dragon Investment Company Limited
- Chief accountant at Sunshine Entertainment Joint Stock Company

12. Number of Shares Owned: 3.750 shares, equivalent to 0,001% of charter capital, including:

+ Representative (name of organization is State/strategic shareholder/other organization) owns: 0 shares

+ Individual owns: 3.750 shares, equivalent to 0,001% of charter capital

13. Holding commitments (If any): None

14. List of Related Persons of the Declarant<sup>1</sup>:

No.	Name of Individual/ Organization	ID Card/Passport Number (for individuals) or Business Registration Certificate Number, Operating License, or Equivalent Legal Document (for organizations), Date of Issue, Place of Issue	Number of Shares Held in Sunshine Homes Development Joint Stock Company (if any)	Relationship
1	Bui Thi Thuy	033168001891 issued by The police department on administrative management of social order on May 8, 2021	0	Mother
2	Tran Van The	033067007227 issued by The police department on administrative management of social order on May 10, 2021	0	Father-in-law



3	Dang Thi Thuy	033173012446 issued by The police department on administrative management of social order on May 10, 2021	0	Mother-in-law
4	Tran Thi Chang	033193000055 issued by The police department on administrative management of social order on May 10, 2023	0	Wife
5	Nguyen Thi Bich Lien	033195010477 issued by The police department on administrative management of social order on May 9, 2021	0	Younger Sister
6	Nguyen Van Giap	033094004289 issued by The police department on administrative management of social order on April 14, 2021	0	Brother-in-law
7	Nguyen Tran Minh Khoi		0	Son
8	Nguyen Tran Khanh Vy		0	Daughter
9	Công ty cổ phần KS Group	0109432720, first issued by the Hanoi Department of Planning and Investment on November 25, 2020	0	Chief accountant
10	KS Group Joint Stock Company	0108268436 , first issued by the Hanoi Department of Planning and Investment on May 9, 2021	0	Chief accountant
11	Sunshine Tay Ho Joint Stock Company	0108709232, first issued by the Hanoi Department of Planning and Investment on April 19, 2018	0	Chief accountant



12	Northern Infrastructure Investment and Construction Company Limited	0109103878, first issued by the Hanoi Department of Planning and Investment on February 26, 2020	0	Chief accountant
13	Gold Dragon Investment Company Limited	4201397634, first issued by the Hanoi Department of Planning and Investment on December 12, 2011	0	Chief accountant

15. Related Interests with Sunshine Homes Development Joint Stock Company (if any): None

16. Conflicting Interests with Sunshine Homes Development Joint Stock Company (if any): None

**I hereby certify that all the above statements are true and correct. I take full responsibility before the law for any inaccuracies.**

Hà Nội, Day 01, Month 09, Year 2025

**Declarant**

*Vn*  
Nguyễn Nam Việt

<sup>1</sup>"Related persons" are defined under Clause 46, Article 4 of the 2019 Securities Law and Clause 23, Article 4 of the 2020 Law on Enterprises.





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**CURRICULUM VITAE**

1. Full of name: **DAO NGOC TUAN ANH**      Gender: Male
2. Date of Birth: May 13, 1995, Place of Birth: Nghia Dan, Kim Dong, Hung Yen, Vietnam
3. Nationality: Vietnamese
4. ID Card/Citizen ID/Passport Number: 033095001239      Date of issue: May 7, 2023  
Place of issue: The Police Department for Administrative Management of Social Order
5. Permanent Address: Plot No. 299-3, Map Sheet No. 03, Doc Lap Residential Group, Van Phuc Ward, Ha Dong District, Hanoi City, Vietnam
6. Phone Number: 0326354898      Email: tuananh1355@gmail.com
7. Educational Background: Bachelor's degree
8. Professional Qualifications: Bachelor of Economics
9. Work Experience:

No.	Time	Organization	Position & Responsibilities
1	From 09/2017 to 09/2018	Branch Of Nva Auditing Company Limited	Assistant Auditor
2	From 10/2018 to 04/2022	Nam Viet Auditing And Accounting Financial Consulting Services Company Limited - The North Branch	Auditor
3	From 10/2022 to 08/2023	Alphanam Investment Joint Stock Company	Financial Control and Compliance Specialist
4	From 09/2023 to 03/2024	Aadl Auditing Company Limited	Auditor
5	From 09/2023 to Present	S-Homes Real Estate Business Investment Joint Stock Company	Internal Control Specialist

10. Current Position at Sunshine Homes Development Joint Stock Company (if any): None
11. Other Positions Currently held in Other Organizations:  
Internal Control Specialist: S-Homes Real Estate Business Investment Joint Stock Company
12. Number of Shares Held: 0 , equivalent to 0 % of charter capital, including:  
+ Representative (name of organization is State/strategic shareholder/other organization) owns:  
None  
+ Individual owns: None



13. Holding commitments (If any): None

14. List of Related Persons of the Declarant<sup>1</sup>:

No.	Name of Individual/ Organization	ID Card/Passport Number (for individuals) or Business Registration Certificate Number, Operating License, or Equivalent Legal Document (for organizations), Date of Issue, Place of Issue	Number of Shares Held in Sunshine Homes Development Joint Stock Company (if any)	Relationship
1	Đào Văn Tư	033072006393, issued by the Police Department for Administrative Management of Social Order on April 25, 2021	0	Father
2	Phạm Thị Mai	033172005894, issued by the Police Department for Administrative Management of Social Order on April 25, 2021	0	Mother
3	Vũ Đình Phóng	033073006307, issued by the Police Department for Administrative Management of Social Order on April 25, 2021	0	Father-in-law
4	Lê Thị Minh Hưng	033173002889, issued by the Police Department for Administrative Management of Social Order on April 25, 2021	0	Mother-in-law
5	Đào Thị Thùy Trang	033198001962, issued by the Police Department for Administrative Management of Social Order on October 10, 2023	0	Younger Sister
6	Vũ Thị Hoàng Anh	033195012468, issued by the Police Department for Administrative Management of Social Order on March 24, 2023	0	Wife
7	Vũ Thị Hàm Yên	033300004366, issued by the Police Department for Administrative Management of Social Order on April 25, 2021	0	Sister-in-law



8	Đào Tuấn Khang	Minor	0	Son
9	Đào Ngọc Gia Hân	Minor	0	Daughter
10	S-Homes Real Estate Business Investment Joint Stock Company	0107069847, issued by the Hanoi Department of Planning and Investment for the first time on October 28, 2015	0	Internal control specialist


15. Related Interests with Sunshine Homes Development Joint Stock Company (if any): None

16. Conflicting Interests with Sunshine Homes Development Joint Stock Company (if any): None

**I hereby certify that all the above statements are true and correct. I take full responsibility before the law for any inaccuracies.**

..., Date ... Month ... Year ...

**Declarant**



Đào Ngọc Trân Anh

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1 "Related persons" are defined under Clause 46, Article 4 of the 2019 Securities Law and Clause 23, Article 4 of the 2020 Law on Enterprises.