

**CÔNG TY CỔ PHẦN SJ GROUP
SJ GROUP JOINT STOCK COMPANY**

Số: 28 /CBTT-SJG

No: 28 /CBTT-SJG

Người ký:
CÔNG TY CỔ
PHẦN SJ
GROUP
Email:
info@sjgroup.v



Thời gian ký:
20.10.2026
16:14:06 +07:00

**CÔNG BỐ THÔNG TIN BẤT THƯỜNG
EXTRAORDINARY INFORMATION DISCLOSURE**

Kính gửi: Sở Giao dịch Chứng khoán TP HCM
To: Hochiminh Stock Exchange

**CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập - Tự do - Hạnh phúc
THE SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom - Happiness**

Hà Nội, ngày 20 tháng 10 năm 2026
Ha Noi, day 20 month 10 year 2026

1. Tên tổ chức/*Name of organization*: Công ty Cổ phần SJ GROUP (SJ GROUP)
 - Mã chứng khoán/*Stock code*: SJS
 - Địa chỉ/*Address*: Ô đất CT6, Khu Đô thị mới Nam An Khánh, xã An Khánh, thành phố Hà Nội, Việt Nam / *Land lot CT6, Nam An Khanh Urban Area, An Khanh Commune, Hanoi City, Vietnam.*
 - Điện thoại liên hệ/*Tel*: 0243 7684504/7684505/7684506
 - Email: info@sjgroups.com.vn

2. Nội dung thông tin công bố/*Contents of disclosure*:

Công ty Cổ phần SJ GROUP công bố thông tin về việc Hội đồng quản trị Công ty phê duyệt Điều chỉnh cơ cấu nguồn vốn tài trợ cho Dự án Khu nhà ở Văn La; Cập nhật và sửa đổi Nghị quyết số 138/NQ-SJG-HĐQT ngày 22/8/2026 và Nghị quyết số 145/NQ-SJG-HĐQT ngày 4/9/2026 theo Nghị quyết số 163/NQ-SJG-HĐQT ngày 20/10/2026.

SJ GROUP Joint Stock Company hereby discloses information regarding the approval by the Company's Board of Directors of the adjustment to the financing structure for the Van La Urban Area Project; Update and amendment of Resolution No. 138/NQ-SJG-HĐQT dated August 22, 2026, and Resolution No. 145/NQ-SJG-HĐQT dated September 4, 2026, pursuant to Resolution No. 163/NQ-SJG-HĐQT dated October 20, 2026.

3. Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 20/10/2026 tại đường dẫn www.sjgroups.com.vn/ This information was published on the company's website on 20/10/2026 (date), as in the link www.sjgroups.com.vn/



Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố/*We hereby certify that the information provided is true and correct and we bear the full responsibility to the law.*

Tài liệu đính kèm / *Attached documents:*

- NQ số 163/NQ-SJG-HĐQT ngày
20/10/2026 / *Resolution No. 163/NQ-*
SJG-HĐQT dated October 20, 2026

Đại diện tổ chức
Organization representative
Người UQ CBTT
Person authorized to disclose information



NGUYỄN HẢI NINH



No: 163 /NQ-SJG-HĐQT

Hanoi, October 20, 2026

RESOLUTION

*Re: Adjustment of the financing capital structure for the Van La Housing Project;
Update and amendment of Resolution No. 138/NQ-SJG-HĐQT dated August 22, 2026,
and Resolution No. 145/NQ-SJG-HĐQT dated September 04, 2026*

THE BOARD OF DIRECTORS OF SJ GROUP JOINT STOCK COMPANY

Pursuant to the Law on Enterprises No. 59/2020/QH14 dated June 17, 2020, and its amending and supplementing documents;

Pursuant to the Charter of SJ Group Joint Stock Company;

Pursuant to Resolution No. 01/NQ-SJG-ĐHĐCĐ2026 dated April 23, 2026, of the 2026 Annual General Meeting of Shareholders;

Pursuant to Resolution No. 138/NQ-SJG-HĐQT dated August 22, 2026, of the Board of Directors of SJ Group Joint Stock Company on the implementation of the plan to increase charter capital and related matters of SJ Group Joint Stock Company;

Pursuant to Resolution No. 145/NQ-SJG-HĐQT dated September 04, 2026, of the Board of Directors of SJ Group Joint Stock Company on the approval of the registration dossier for the public offering of additional shares;

Pursuant to the Internal Regulations on Corporate Governance and the Operating Regulations of the Board of Directors of SJ Group Joint Stock Company;

Pursuant to Meeting Minutes No. dated /10/2026 of the Board of Directors of SJ Group Joint Stock Company regarding the adjustment of the capital financing structure for the Van La Housing Project and the amendment to Resolution No. 138/2026/NQ-SJG-HĐQT dated August 22, 2026, of the Board of Directors on the implementation of the plan to increase charter capital and related matters of SJ Group Joint Stock Company.

RESOLVES:

Article 1: To approve the adjustment of the financing capital structure for the Van La Housing Project, specifically as follows:

Pursuant to Clause 3, Article 33 of the Law on Investment No. 143/2025/QH15 passed by the National Assembly on December 29, 2026; Clause 4, Article 28 of the Law on Construction No. 135/2025/QH15 passed by the National Assembly on December 10, 2025; the capital mobilization plan under Item 3, Article 1 of Decision No. 2580/QĐ-UBND of Hanoi People's Committee dated May 04, 2023; and the Feasibility Study Report approved by Hanoi Department of Construction pursuant to Official Letter No. 13940/SXD-QLXD dated June 26, 2026.

Considering that the actual total investment capital of the project has varied considerably due to changes in investment unit costs; and that increasing the proportion of the investor's equity capital on the one hand ensures financial capability for project implementation while simultaneously reducing loan interest expenses amid tightening access to debt capital markets for real estate businesses, the Board of Directors resolves to adjust the capital mobilization plan for the investment and development of the Van La Housing Project (total investment capital approved under Decision No. 2580/QĐ-UBND is VND 2,795 billion), specifically as follows:

- Investor's equity capital: VND 2,655 billion (accounting for approximately 95%);
- Loan capital and other legally mobilized capital: VND 140 billion (accounting for approximately 5%)

The financing sources shall be carried out on the principle of self-declaration by the investor, who shall assume sole legal responsibility for the accuracy thereof in accordance with regulations. Any illegal capital mobilization is strictly prohibited; any violations shall be subject to sanctions pursuant to applicable State regulations.

Article 2: To approve the amendment of Resolution No. 138/2026/NQ-SJG-HĐQT dated August 22, 2026, of the Board of Directors of SJ Group Joint Stock Company as follows:

- a. To amend Point 8, Appendix No. 01 attached to Resolution No. 138/2026/NQ-SJG-HĐQT dated August 22, 2026, as follows:

8 Purpose of issuance : Share issuance for dividend payment for the year 2025 pursuant to Article 1 of Resolution No. 01/NQ-SJG-ĐHĐCĐ2026 of the 2026 Annual General Meeting of Shareholders dated April 23, 2026

- b. To amend Clauses 1 and 3, Section II, Appendix No. 02 attached to Resolution No. 138/2026/NQ-SJG-HĐQT dated August 22, 2026, as follows:

1. Purpose of offering: To invest in the Van La Housing Project pursuant to Resolution No. 01/NQ-SJG-ĐHĐCĐ2026 of the 2026 Annual General Meeting of Shareholders dated April 23, 2026, of SJ Group Joint Stock Company.

3. Plan to compensate for capital deficit:

In the event that the proceeds collected from the share offering do not reach the expected mobilization amount, to cover the capital deficit expected to be mobilized from the offering, the General Meeting of Shareholders authorizes the Board of Directors to consider and implement the following solutions, either individually in sequential order or concurrently:

- Utilizing bank loan capital;
- Seeking investors to contribute capital to the project;
- Issuing bonds;
- Other solutions in accordance with applicable laws

c. To amend Clause i, Article 4 of Resolution No. 138/NQ-SJG-HĐQT dated August 22, 2026, as follows:

i. Information on foreign ownership in the Company:

- Maximum foreign ownership ratio in the issuing organization under applicable laws: 50%
- Maximum foreign ownership ratio in the issuing organization pursuant to the decision of the General Meeting of Shareholders and the Company's Charter: Not specifically specified.
- According to Official Letter No. 4879/UBCK-PTTT dated August 23, 2021, of the State Securities Commission, the maximum foreign ownership ratio in SJG is 50%.
- Foreign ownership ratio in SJ Group as at the record date for finalizing the list of shareholders on March 23, 2026: 0.58%

Article 3: To approve the update and supplement of documents in the dossier for the public offering of additional shares pursuant to Resolution No. 145/NQ-SJG-HĐQT dated September 04, 2026, specifically as follows:

- Registration Application for Public Offering of Additional Shares No. 609/ĐK-SJG dated October 20, 2026, of SJ Group Joint Stock Company (replacing the Registration Application for Public Offering of Additional Shares No. 438/2026/ĐK-SJG dated September 04, 2026, of SJ Group Joint Stock Company);
- Resolution No. /NQ-SJG-HĐQT dated 20/10/2026 of the Board of Directors of the Company on the Adjustment of the financing capital structure for the Van La Housing Project; and the Update and amendment of Resolution No. 138/NQ-SJG-HĐQT dated August 22, 2026, and Resolution No. 145/NQ-SJG-HĐQT dated September 04, 2026;
- Separate and Consolidated Financial Statements for the Third Quarter of 2026 prepared by SJ Group;
- Prospectus for the Public Offering of Additional Shares dated 20/10/2026 (replacing the Prospectus / Registration Application for Public Offering of Additional Shares dated September 04, 2026);
- Documents relating to the Plan for utilizing capital/proceeds generated from the offering.

Article 4: The Board of Directors assigns the General Director of the Company to organize and implement the contents of Articles 1, 2, and 3 in compliance with applicable laws and the regulations of SJ Group

Article 5: This Resolution takes effect from the date of its signing and issuance.

Other contents of Resolution No. 138/NQ-SJG-HĐQT dated August 22, 2026, and Resolution No. 145/NQ-SJG-HĐQT dated September 04, 2026, which are not amended by this Resolution, shall remain in full force and effect pursuant to Resolution No. 138/2026/NQ-SJG-HĐQT dated August 22, 2026, and Resolution No. 145/NQ-SJG-HĐQT dated September 04, 2026.

Members of the Board of Directors, the General Director, Deputy General



Directors, Chief Financial Officer, Chief Accountant, Chief of Office, Directors of functional departments, and relevant units and individuals shall be responsible for the implementation of this Resolution./.

Recipient:

- As above;
- Supervisory Board, Internal Audit;
- Archived: Admin, BOD Office.

BEHALF OF THE BOARD OF DIRECTORS

CHAIRMAN



BUI QUANG BACH